

CITY OF BOSTON

5-Year Consolidated Plan

(July 1, 2013 – June 30, 2018)



Martin J. Walsh, Mayor

**Sheila A. Dillon, Chief of Housing and Director,
Department of Neighborhood Development**

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

As a condition of receiving Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Housing Opportunities for Persons With AIDS (HOPWA) or Emergency Solutions Grant (ESG) funds, each jurisdiction must submit a 3-5 year Consolidated Plan outlining the jurisdiction's housing and community development needs and priorities, and an annual Action Plan (budget) identifying how the jurisdiction plans to allocate its HUD funding allocations to address those priority needs. This year HUD has introduced a new template for producing the Consolidated Plan, Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER) directly within HUD's Integrated Disbursement and Information System (IDIS).

The Consolidated Plan consists of three major sections: a housing and community development needs assessment, a housing market analysis and a strategic plan which identifies those priority housing and community development needs and strategies that the jurisdiction plans to address with the available HUD resources over the next 3-5 years.

The **Needs Assessment** includes:

- Overview
- Housing Needs Assessment
- Disproportionately Greater Need
 - Housing Problems
 - Severe Housing Problems
 - Housing Cost Burdens
 - Discussion
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

The **Market Analysis** includes:

- Overview

- Number of Housing Units
- Cost of Housing
- Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Needs and Market Analysis Discussion

The **Strategic Plan** Includes:

- Overview
- Geographic Priorities
- Priority Needs & Summary Table
- Influence of Market Conditions
- Anticipated Resources
- Institutional Delivery Structure
- Goals
- Public Housing Accessibility and Involvement
- Barriers to Affordable Housing
- Homelessness Strategy
- Lead-Based Paint Hazards
- Anti-Poverty Strategy
- Monitoring

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The primary focus of each of Boston's 3-5 year Consolidated Plans has been affordable housing. This is both because affordable housing is one of the most important challenges facing the City and its residents and because the HUD resources covered by the Consolidated Plan are primarily resources for affordable housing. The housing element of the Consolidated Plan is in turn a part of the City's broader housing strategy, known in the past as the "**Leading the Way**" Initiatives. **Leading the Way** concluded in December of 2012. A new housing strategy, "**Housing Boston 2020**", is currently under development and is expected to be completed and launched within the next two months. As with **Leading the Way** in the past, the goals and objectives of the new **Housing Boston 2020** strategy will be incorporated into the Consolidated Plan. Preliminary goals from **Housing Boston 2020** include adding 30,000 new units of

housing by 2020. Mayor Menino also announced that the City will make available 1 million square feet of City-owned land for development of middle income (unsubsidized) housing. Additional details will be posted on the **Housing Boston 2020** website as they become available. The Consolidated Plan will be amended as needed to incorporate the relevant elements of the **Housing Boston 2020** strategy when it is completed. In the meantime, here is a link to the Housing Boston 2020 website:

http://www.cityofboston.gov/dnd/housing_boston_2020.asp

3. Evaluation of past performance

Under Mayor Menino's **Leading the Way** strategy, more than 20,000 units of housing were added to Boston's housing stock between 2000 to 2010, including 6,100 new affordable housing units, of which nearly 500 units were set-aside for the homeless. This remarkable achievement is the equivalent of adding an entire new neighborhood with almost the same total number of housing units as existed in Boston's Roxbury neighborhood before **Leading the Way**.

Detailed reports on the City's past performance are available in several places:

Leading the Way reports:

http://www.cityofboston.gov/dnd/pdr/leading_the_way.asp

HUD Consolidated Annual Performance and Evaluation Reports (CAPER)

<http://www.cityofboston.gov/dnd/pdr/CAPER.asp>

Boston About Results (BAR) Scorecard for the Department of Neighborhood Development

http://www.cityofboston.gov/bar/scorecard/details_ie8.html?contextId=100435040618495&isExternal=external

4. Summary of citizen participation process and consultation process

The citizen participation process began with a citywide public hearing held March 21st at DND to solicit citizen input prior to preparing a draft 5-year Consolidated Plan and PY 13 Action Plan. A notice announcing the hearing and soliciting comments was published in the Boston Globe, an email notice was sent to 450+subscribers and a mailing was sent to approximately 200 organizations and individuals on a mailing list the City maintains for this purpose. A notice of the hearing was posted on DND's web site

and on the City of Boston's online calendar. The draft PY13 Action Plan was issued for a 30-day public comment period May 10th and the Consolidated Plan draft was issued June 10th.

Comments could be submitted by mail or by e-mail. The City considered all comments received in writing or orally at the hearings or in writing prior to end of the respective 30-day comment periods. A summary of the comments received on the draft Plans and, if not adopted, an explanation for why those comments were not adopted, is included as an attachment.

Two more citywide public hearings (May 29th at Boston Public Library in Copley Square and June 18th at DND) were held to receive community input on the draft Plans. A City Council hearing was held on July 8th. The same outreach (Boston Globe, email and mailing) was done for the May 29th and June 18th hearings. The draft PY13 Action Plan and Consolidated Plans are posted on the City's Internet Web Site at http://www.cityofboston.gov/dnd/PDR/HUD_Plan_Reports.asp. The City considered all comments received in writing, or orally at the hearing, prior to the close of business on July 10th in preparing the final Plans for submission to HUD.

Additional information on the Citizen Participation Process and the Consultation process is provided in templates PR-10 Consultation and PR-15 Citizen Participation.

5. Summary of public comments

A summary of the comments received is provided as an attachment to template AD-25 Administration of the Consolidated Plan. The comments were too numerous and too detailed to summarize here.

6. Summary of comments or views not accepted and the reasons for not accepting them

A summary of comments or views not accepted and the reasons for not accepting them is provided as an attachment to template AD-25 Administration of the Consolidated Plan.

7. Summary

redundant - not used.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	BOSTON	Neighborhood Development

Table 1 – Responsible Agencies

Narrative

The City of Boston's Department of Neighborhood Development is the lead agency responsible for preparing the Consolidated Plan and for the administration of the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Housing Opportunities for Persons With AIDS (HOPWA) and the Emergency Solutions Grant (ESG).

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

As required by the regulations, the City consulted with a wide range of public and private entities that provide housing, health services and social services. Agencies consulted include city agencies such as the Office of Jobs and Community Services, the Boston Public Health Commission, the Boston Housing Authority, the Boston Fair Housing Commission and the Emergency Shelter Commission.

Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

Over the last several years, DND has developed an extensive mailing and email list that includes all homeless and at-risk agencies, mainstream service and housing agencies, community development organizations, civic leaders, etc. We use this list regularly to inform these agencies of planning efforts, funding opportunities, changes in policy and practice or any other information that these agencies find useful. Often, other agencies including state agencies will solicit our assistance to get the word out on a variety of topics and opportunities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

DND convenes and participates in a number of Working Groups, Sub-committees and Advisory Groups around specific homeless and at-risk populations that brings together shelter providers, prevention providers, housing providers and agencies who have experience providing Homelessness Prevention, Rapid Re-housing and Emergency Shelter services. Examples of this include the Long-term Stayers Working Group, the Homeless Elders Working Group and Homeless and At-Risk Veterans Advisory Group. Additionally, DND intends to bring together all of the providers that received a recent ESG award to Rapidly Re-house homeless families with the goal of creating one Boston CoC program where the participating agencies learn about best practices through a peer-to-peer model. DND also participates in the Rapid Re-housing Roundtable organized by the Massachusetts Housing and Shelter Alliance. This Roundtable will guide the work of the agencies involved in the Rapid Re-housing for individuals program which is funded with Boston ESG and funds from the Massachusetts Department of Housing and Community Development.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Boston's Department of Neighborhood Development (DND) is the convening entity for the City of Boston's Continuum of Care (CoC) and is also the ESG grantee. All ESG sub-grantees are members of the CoC and as such, they are required to attend all CoC meetings and trainings. In addition, DND is the recipient of HOME, CDBG, HOPWA and NSP funds. The Neighborhood Housing Development (NHD) Division at DND includes staff that administers these funds, develops the affordable housing production and preservation agenda, and is responsible for the implementation of the many aspects of the Consolidated Plan and the Mayor's *Leading the Way* Housing Plan for the City of Boston. Therefore, the Supportive Housing Programs and the Mainstream HUD programs work hand-in-hand to develop and implement the Consolidated Plan and the *Leading the Way* Plan. A prime example of this is DND's Homeless Set-Aside Policy, where at least 10% of all affordable housing projects where there are 10 or more units using DND resources must be set aside for homeless households.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

1	Agency/Group/Organization	Boston Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	DND Con Plan Staff met with staff of the Boston Housing Authority on 3/25/2013 to discuss characteristics and data needs regarding BHA's Public Housing and Section 8 inventory and public housing needs and priorities.
2	Agency/Group/Organization	Neighborhood Housing Trust
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff preparing the Consolidated Plan met with the Neighborhood Housing Trust board members on February 14, 2013 to inform them about the Consolidated Plan process and to solicit their views on housing needs. In light of the deep cuts in federal housing funds, the discussion focused on how the Housing Trust's resources could be more closely coordinated with the City's HUD resources.
3	Agency/Group/Organization	BOSTON MAIN STREETS
	Agency/Group/Organization Type	Non-Profit Organizations Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On March 13, 2013 Con Plan staff met with the directors of Boston's 20 Main Streets organizations to consult with them regarding needs and priorities in their neighborhood business districts and for their organizations. The City has increased its level of support for the Main Streets.
4	Agency/Group/Organization	CITY OF BOSTON FAIR HOUSING COMMISSION
	Agency/Group/Organization Type	Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs Market Analysis Fair Housing

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Con Plan staff met with the Director of the Boston Fair Housing Commission to consult regarding the Con Plan process, updating the Analysis of Impediments, actions that should be taken to affirmatively further fair housing, etc.
5	Agency/Group/Organization	Office of Jobs and Community Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Education Services-Employment Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	JCS was consulted regarding needs and priorities for non-homeless supportive services programming. No new programming or changes to current CDBG-funded human service programming was considered as this is the second year of their two-year funding cycle and the likelihood of continued funding cuts before the start of the next funding cycle.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

not applicable

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Boston Department of Neighborhood Development	The goals of the Strategic Plan are closely coordinated with the goals of the Boston Continuum of Care. The Department of Neighborhood Development is the applicant and administering agency for the Continuum of Care, the Emergency Solutions Grant in addition to the City's CDBG, HOME, and HOPWA allocations.
Analysis of Impediments	Boston Fair Housing Commission	DND staff preparing the Consolidated Plan were actively involved in the development of the City's AI. Actions to address impediments identified in the AI are incorporated in the Action Plan and CAPERs.
Quincy Corridor Transformation Plan	City of Boston Department of Neighborhood Development	The Quincy Corridor Transformation Plan is an integral part of the Strategic Plan. The Quincy Corridor neighborhood has been designated as a CDBG Neighborhood Revitalization Strategy Area (NRSA) within this Consolidated Plan.
Comprehensive Economic Development Strategy	Metropolitan Area Planning Council	We reviewed the CEDS as we were preparing the Consolidated Plan. Many of the priority projects listed in the CEDS are receiving funding or other assistance through this Consolidated Plan.
Capital Fund Program 5 Year Action Plan FY13 – FY18	Boston Housing Authority	We reviewed the BHA's Capital Plan to get a better understanding of the BHA's capital improvement needs and planned investments.
Proposed FY2013 Annual Plan & Supplement	Boston Housing Authority	We reviewed the BHA's Proposed 2013 Annual Plan to get a better understanding of the BHA's needs, priorities and goals for the 2013 program year.
Housing Boston 2020	City of Boston Department of Neighborhood Development	The Menino Administration is currently preparing a new housing strategy to follow up on the recently completed Leading the Way III housing initiative. Staff preparing the Consolidated Plan reviewed the background materials prepared for the Housing 2020 advisory panel. The Housing Boston 2020 plan will be incorporated into the Consolidated plan when it is completed. I

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Boston works very closely with the state's Department of Housing and Community Development (DHCD) in implementing the Consolidated Plan. DND's funding rounds are coordinated with DHCD's LIHTC and HOME funding rounds and we have jointly developed a shared application document (the One Stop form). Most of DND's affordable housing projects are jointly funded with DHCD. The City provides CDBG funds for human services programs through the Boston Redevelopment Authority's Office of Jobs and Community Services (JCS) . JCS is the City's workforce development agency. The City also supports the Boston Fair Housing Commission.

Narrative (optional):

Optional narrative - not utilized

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The citizen participation process began with a citywide public hearing held March 21st at DND to solicit citizen input prior to preparing a draft 5-year Consolidated Plan and PY 13 Action Plan. A notice announcing the hearing and soliciting comments was published in the ***Boston Globe***, an email notice was sent to 450+subscribers and a mailing was sent to approximately 200 organizations and individuals on a mailing list the City maintains for this purpose. A notice of the hearing was posted on DND's web site and on the City of Boston's online calendar. The draft PY13 Action Plan was issued for a 30-day public comment period May 10th and the Consolidated Plan draft was issued June 10th.

Comments could be submitted by mail or by e-mail. The City considered all comments received in writing or orally at the hearings or in writing prior to end of the respective 30-day comment periods. A summary of the comments received on the draft Plans and, if not adopted, an explanation for why those comments were not adopted, is included as an attachment.

The City of Boston engaged an interpreter (Spanish/Portuguese) for all three of DND's citywide hearings to assist citizens with limited English proficiency to participate and we provide equipment with headsets for ease of use. In our mailed notice we advise organizations serving limited English proficient persons and the disabled that with prior notice, we will make every effort to accommodate interpreter services in other languages, including ASL. Our hearing location is wheelchair accessible and is near public transportation nodes that are also accessible.

Two more citywide public hearings (May 29th at Boston Public Library in Copley Square and June 18th at DND) were held to receive community input on the draft Plans. A City Council hearing was held on July 8th. The same outreach (Boston Globe, email and mailing) was done for the May 29th and June 18th hearings. The *draft* PY13 Action Plan and Consolidated Plans are posted on the City's Internet Web Site at http://www.cityofboston.gov/dnd/PDR/HUD_Plans_Reports.asp. The City considered all comments received in writing, or orally at the hearing, prior to the close of business on July 10th in preparing the final Plans for submission to HUD.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary comments not accepted and reasons
1	Public Hearing	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Three citywide public hearings were held: March 21st, May 29th and June 18th. A total of 105 people attended, 53 of who gave testimony.	Please see attachment	
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Three notices placed in the Boston Globe notifying citizens of the public hearings. The dates were: March 7, May 15 and June 10	Please see attachment	
3	Public Hearing	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Direct mailings were sent to approximately 200 individuals and organizations on the mailing list maintained for this purpose inviting their comments and attendance at the hearings.	Please see attachment.	
4	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Emails were sent to approximately 450 individuals soliciting their comments and inviting their participation at the public hearings. The emails were sent the week before each hearing and a reminder the day before the hearing.	Please see attachment.	
5	Public Hearing	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Three public hearings were placed on DND and City of Boston's online calendar of events.	Please see attachment.	
URLs: http://www.cityofboston.gov/calendar/ http://www.cityofboston.gov/calendar/dnd.asp					

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Most of the following needs assessment is based on data provided by HUD from the 2005-2009 American Community Survey (ACS), including special compilations (2005-2009 CHAS) prepared for HUD by the Census Bureau utilizing HUD's unique income category breakouts. Unless noted otherwise, all tables and the data in them were built into the Consolidated Plan template and pre-populated by HUD. HUD expects to update the template with more current 2006-2010 ACS data in the near future. We will incorporate the updated data and amend the Consolidated Plan as needed when the updated data becomes available.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

HUD's Demographics Table (Table 5) contains a data error incorrectly showing that Boston's population has increased by about 6% since the 2000 Census but the number of households has decreased by about 6% over the same time period. HUD inadvertently populated the Base Year Households cell with the number off housing units rather than the number of households. Table 1 (added by the City), shows that according to the 2010 Census, Boston's population increased by about 4.8% from 2000 to 2010 while the number of households also increased by about 5.5%. Table 1 also provides comparable data from the three most recent 5 year ACS rollups to enable the reader to better gauge the differences between the Census counts and the ACS data.

As you will see in the tables that follow, the most significant single issue identified in this needs assessment is the large number of Boston households, especially lower-income households, with severe housing cost burdens (households paying more than 50% of their household income for housing). That said, it is important to recognize that housing affordability is essentially an equation with two elements, housing cost and income. It will never be possible to successfully address the problem by focusing solely on reducing the cost of housing through development, purchase or rent subsidies. It is simply too costly and there will never be enough resources available. It will also be necessary to implement strategies to address the other half of the equation by increasing the incomes of lower-income households so that more of them can afford market rate or unsubsidized housing.

While severe housing cost burden is the major issue to be addressed, other important housing issues include the need to provide financial assistance to homeowners for home repairs, especially for lower-income homeowners and seniors, and financial and technical assistance to low, moderate and middle income renters seeking to become first-time homeowners.

City of Boston, Consolidated Plan: July 1, 2013 to June 30, 2018

Demographics	Base Year: 2000	Most Recent Year: 2009	% Change
Population	589,141	625,304	6%
Households	251,935	237,397	-6%
Median Income	\$39,629.00	\$52,433.00	32%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

	2000 Census	2010 Census	Change	% Change	2005-2009 ACS	2006-2010 ACS	2007-2011 ACS
Total Population	589,141	617,594	28,453	4.8%	625,304	602,609	609,942
Total Households	239,528	252,699	13,171	5.5%	237,397	245,857	247,621
Median HH Income	\$39,626	N/A	N/A	N/A	\$52,433	\$50,684	\$51,739
Total Housing Units	251,935	272,481	20,546	8.2%	260,619	270,470	272,007

Table 6 - Demographics: US Census 2000 and 2010

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	59,855	29,050	26,040	22,275	
Small Family Households *	16,565	11,185	9,245	46,260	
Large Family Households *	2,620	1,690	1,560	6,415	
Household contains at least one person 62-74 years of age	10,730	4,400	3,310	2,115	9,755
Household contains at least one person age 75 or older	10,260	4,175	2,405	1,510	4,210
Households with one or more children 6 years old or younger *	8,030	4,015	3,160	13,010	

* the highest income category for these family types is >80% HAMFI

Table 7 - Total Households Table

Data Source: 2005-2009 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,070	345	220	90	1,725	130	55	55	65	305
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	655	225	160	135	1,175	10	35	0	20	65
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,120	695	470	375	2,660	20	100	145	255	520
Housing cost burden greater than 50% of income (and none of the above problems)	23,890	7,340	1,675	280	33,185	4,885	2,980	3,405	1,820	13,090
Housing cost burden greater than 30% of income (and none of the above problems)	8,480	7,895	8,340	4,730	29,445	810	1,775	2,385	3,060	8,030
Zero/negative Income (and none of the above problems)	4,215	0	0	0	4,215	660	0	0	0	660

Table 8 – Housing Problems Table

Data Source: 2005-2009 CHAS

2. Housing Problems

(Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	26,730	8,605	2,530	880	38,745	5,040	3,175	3,605	2,160	13,980
Having none of four housing problems	21,995	13,625	14,715	13,110	63,445	1,215	3,650	5,190	6,120	16,175
Household has negative income, but none of the other housing problems	4,215	0	0	0	4,215	660	0	0	0	660

Table 9 – Housing Problems 2

Data 2005-2009 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	10,880	6,490	3,135	20,505	950	1,340	2,340	4,630
Large Related	1,750	855	285	2,890	200	405	520	1,125
Elderly	8,725	2,045	850	11,620	3,325	2,335	1,210	6,870
Other	13,050	6,685	6,085	25,820	1,380	815	1,905	4,100
Total need by income	34,405	16,075	10,355	60,835	5,855	4,895	5,975	16,725

Table 10 – Cost Burden > 30%

Data 2005-2009 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	8,475	2,720	265	11,460	855	1,035	1,455	3,345
Large Related	1,260	240	35	1,535	200	285	245	730
Elderly	4,710	850	125	5,685	2,690	1,155	610	4,455
Other	11,005	3,790	1,335	16,130	1,270	615	1,170	3,055
Total need by income	25,450	7,600	1,760	34,810	5,015	3,090	3,480	11,585

Table 11 – Cost Burden > 50%

Data 2005-2009 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,545	790	490	340	3,165	30	135	100	114	379
Multiple, unrelated family households	170	125	104	115	514	0	0	45	150	195
Other, non-family households	95	4	34	85	218	0	0	0	15	15
Total need by income	1,810	919	628	540	3,897	30	135	145	279	589

Table 12 – Crowding Information – 1/2

Data 2005-2009 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 13 – Crowding Information – 2/2

Data Source We do not have an alternate source of data on households with children present
Comments: broken out by tenure and income level. Should be provided by HUD.

Describe the number and type of single person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

Table 7, the Housing Problems Table shows that the most significant housing problem is cost burden. There are 33,185 renter households and 13,090 homeowner households with incomes under the area median income with a severe housing cost burden (paying more than half of their household income for housing). In addition, there are another 29,455 renter households and 8030 homeowner households with incomes under the median income with a moderate housing cost burden (paying more than 30% but less than half of their household income for housing). Boston is widely recognized as a high cost housing market. Based on HUD's indicators, overcrowding and substandard housing are minor problems compared with housing cost burden.

Are any populations/household types more affected than others by these problems?

Severe Housing Cost Burden by Income Category. Table 9 shows that extremely low income renter households (renter households with incomes under 30% of AMI) are the largest group (23,890 households) affected by severe housing cost burden. Such households are generally considered to have "worst case housing needs". There are an additional 7,340 renter households with incomes between 30 and 50% of AMI (another 7,340 households) with severe housing cost burden. There are also 4,885 extremely low income homeowner households with "worst case housing needs" and another 6,386 homeowner households with incomes between 30% and 80% of AMI who also have severe housing cost burden.

Severe Housing Cost Burden by Income Category and Household Type. Table 10 provides data on severe housing cost burden by household type. The largest household type with severe housing burden is extremely low income "other" renter households (11,005 households). This category includes single person non-elderly renter households and two plus person renter households whose members are not related. It would be helpful if HUD were able to provide a more detailed breakdown of this category. There are also 8,475 extremely low income and 2,720 very low-income small related (2 – 4 person) households with severe housing cost burden. Most of these are likely to be single parent households with one or more children. Extremely low-income elderly renter and homeowner

households account for another 7,400 of the households with severe housing cost burden. Large related households (households with 5+ members) generally do not have severe housing cost burden, most likely because most such households have two or more income earners.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

By the very nature of their financial situation, extremely low income households with a severe housing cost burden are at a high risk of becoming homeless. According to HUD's data, there are 9,735 non-elderly large and small family renter households in this situation along with 4,710 elderly renter households and 11,000 other (mostly single-person) households. And although overcrowding is generally not a major problem in Boston, over 1,500 of these extremely low-income family households are also living in overcrowded housing situations.

According to the Metro Boston Housing Partnership's HomeBase report, 1,400 family households in Boston were provided Rapid Rehousing assistance. All assisted families will lose their assistance by June 2014, w/ the biggest spike in loss of assistance occurring between August '13 – February '14; during that timeframe an estimated 1,000 Boston families will lose their HomeBase rental assistance. The State is seeking supplemental appropriations to continue to provide assistance to those who need it.

With regard to homeless individuals, we assisted 101 individuals with rapid re-housing assistance through HPRP and of those 86 remained in permanent housing at the conclusion of the reporting period.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Apart from the 23,890 extremely renter households and 4,885 homeowner households with "worst case needs", Boston does not provide estimates of the at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing characteristics linked with instability and increased risk of homelessness would include severe housing cost burden and overcrowding. Many other non-housing characteristics also play a role such as chronic health issues, unemployment, mental health issues, substance abuse and criminal activity. Additional information is provided in the NA-40 Homeless Needs Assessment.

Discussion

We have not been able to find a good source of data to estimate the number and family types for victims of domestic violence at the City level. The Domestic Violence Unit of the Boston Police Department reported that in 2009, they made over 5,000 domestic violence-related arrests and served over 4,000 restraining orders.

Casa Myrna Vasquez provided the following information on their website: "In Massachusetts, an annual one-day survey conducted by the National Network to End Domestic Violence revealed that on September 15th, 2010, there were 750 women and children in the state living in emergency or transitional shelter programs as a result of domestic violence. That day, 1,048 adults and children in Massachusetts received some form of supportive services to address and take steps to end the domestic violence in their lives. There were 766 unmet requests for services reported." We do not know how many of these cases were in Boston.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

We did not find the tables in this section to be particularly helpful because they lump all of the major types of housing problems together whereas in Boston only housing cost burden is significant.

In addition, it is not possible to determine if any racial or ethnic group has a disproportionately greater need directly from the data presented in the tables in this section. You first need to calculate the total number of households in each income category by race and ethnicity and then compare the percentage with a problem for the jurisdiction as a whole with the percentage of each racial group experiencing that problem.

Extremely Low-Income: In the 0-30% of AMI income category, 41,060 or 69% of the all 59,855 households in the jurisdiction as a whole has one or more of the four housing problems. 71% of Whites and 71% of Black/African Americans in this income category experience one or more problems, and 65% of Hispanics, 61% of American Indian/Alaskan Natives and only 59% of Asians at this income level experience one or more of the four problems. Based on these figures, no racial or ethnic category has a disproportionate need. All racial and ethnic categories at this income level have can expect to experience one of these four needs based on their extremely low incomes.

Very Low-Income: In the 30-50% of AMI income category, 21,450 or 74% of the all 29,055 households in the jurisdiction as a whole has one or more of the four housing problems. Only Blacks/African Americans (77%) and American Indian/Alaskan Natives (83%) exceed the 74% average and no racial/ethnic category reaches the 84% threshold (74% + 10%) for disproportionate need.

Low-Income: In the 50-80% of AMI income category, 16,860 or 64% of the all 26,040 households in the jurisdiction as a whole has one or more of the four housing problems. 95% (75 of 79) American Indian/Alaskan Natives in this income category experienced one or more of the four housing problems. This does constitute a disproportionate need.

Middle-Income: In the 80-100% of AMI income category, 10,830 or 49% of the all 22,280 households in the jurisdiction as a whole has one or more of the four housing problems. 90% (35 of 39) American

Indian/Alaskan Natives in this income category experienced one or more of the four housing problems. This does constitute a disproportionate need.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	41,060	13,920	4,875
White	15,970	4,910	1,660
Black / African American	11,585	3,820	980
Asian	4,000	1,510	1,245
American Indian, Alaska Native	220	110	30
Pacific Islander	0	0	0
Hispanic	8,080	3,400	880

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	21,450	7,605	0
White	9,700	3,250	0
Black / African American	5,660	1,730	0
Asian	1,325	615	0
American Indian, Alaska Native	19	4	0
Pacific Islander	0	10	0
Hispanic	3,820	1,680	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,860	9,180	0
White	8,800	4,900	0
Black / African American	4,195	1,960	0
Asian	1,070	515	0
American Indian, Alaska Native	75	4	0
Pacific Islander	4	0	0
Hispanic	2,265	1,415	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,830	11,450	0
White	6,850	6,680	0
Black / African American	1,770	2,085	0
Asian	830	840	0
American Indian, Alaska Native	35	4	0
Pacific Islander	0	0	0
Hispanic	885	1,555	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion The data in this section would have been more useful if HUD had presented the data separately for each of the four types of housing problems. In order to make the calculations transparent, HUD should have provided the necessary totals and percentages.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Extremely Low-Income: With regard to severe housing problems, no racial or ethnic category in the 0-30% of AMI income category has a disproportionate need.

Very Low-Income and Low-income: In both the 30-50% of AMI and the 50-80% of AMI income categories American Indian/Alaskan Natives had a disproportionate need (83% or 19 out of 23 and 95% or 75 out of 79).

Middle-Income: No disproportionate need was found in the 80% to 100% of AMI category.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	31,770	23,210	4,875
White	13,005	7,875	1,660
Black / African American	8,985	6,420	980
Asian	2,925	2,595	1,245
American Indian, Alaska Native	160	170	30
Pacific Islander	0	0	0
Hispanic	5,640	5,840	880

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,780	17,275	0
White	5,610	7,345	0
Black / African American	2,990	4,405	0
Asian	775	1,165	0
American Indian, Alaska Native	19	4	0
Pacific Islander	0	10	0
Hispanic	1,915	3,585	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,135	19,905	0
White	3,210	10,490	0
Black / African American	1,350	4,805	0
Asian	420	1,160	0
American Indian, Alaska Native	75	4	0
Pacific Islander	0	4	0
Hispanic	935	2,755	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,040	19,230	0
White	1,520	12,010	0
Black / African American	595	3,250	0
Asian	275	1,390	0
American Indian, Alaska Native	0	40	0
Pacific Islander	0	0	0
Hispanic	435	2,005	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

As with the tables in template PR-15, the data in this section would have been more useful if HUD had separated the data for the four types of housing problems and provided the totals and percentages to make the calculations transparent.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Moderate Housing Cost Burden: Approximately 22% of all Boston households experienced a moderate housing cost burden, paying 30-50% of household income for housing, but no racial or ethnic category experienced a disproportionate burden.

Severe Housing Cost Burden: An additional 22% of all Boston households experienced a severe housing cost burden, paying more than 50% of household income for housing. Only American/ Indian/Alaskan Natives experienced a disproportionate need (42% or 255 out of 610), but 30% of blacks and 27% of Hispanics experienced severe housing cost burden compared with only 18% of Whites. These disparities are largely due to and reflect gap in incomes between whites and these two racial and ethnic groups.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	128,695	52,230	51,450	5,020
White	85,175	27,665	24,405	1,685
Black / African American	19,065	11,555	13,445	1,005
Asian	8,210	3,830	3,730	1,305
American Indian, Alaska Native	165	160	255	30
Pacific Islander	75	4	0	0
Hispanic	13,300	7,485	7,925	925

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2005-2009 CHAS

Discussion: As with the earlier tables, the calculations would have been easier to follow and been more transparent if HUD had provided the required totals and percentages. We have provided tables showing the calculations in the Grantee Unique Appendices in template AP25 Administration of the Consolidated Plan. Also, it would also been helpful to have had these tables broken out by tenure and income level as were the previous generation CHAS tables.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As shown in the tables above, only Boston's very small Native American/Alaskan Native population has disproportionately greater needs. And although not disproportionate by HUD's standards, higher percentages of Hispanics and Black/African Americans experience severe housing cost burden due to their lower than average incomes.

If they have needs not identified above, what are those needs?

There is a disparity in incomes between Blacks/African Americans, Hispanics and Native American/Alaskan Natives and Whites.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The three maps on pages 73-75 show the geographic distribution of persons of color and Hispanics across Boston's neighborhoods, the distribution of households living in poverty and the distribution of low-income households (households with incomes under 50% of AMI) with severe housing cost burdens. Taken together, what these maps show that there are high concentrations of persons of color and of households living in poverty in Roxbury, parts of Dorchester, Mattapan and East Boston. These same neighborhoods also have concentrations of low income households experiencing severe housing cost burdens.

NA-35 Public Housing – 91.205(b)

Introduction

The **Boston Housing Authority** is the largest landlord in Boston and the largest public housing authority in New England. As such, the BHA houses approximately 10 percent of the city's residents through its programs. The BHA administers 10,422 public housing units and an additional 13,960 Section 8 Housing Choice Vouchers. The data in the tables in this section was provided by HUD and only includes Federally-funded public housing. It does not include data on public housing units funded by the Commonwealth of Massachusetts.

Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	19	681	9,419	12,453	1,082	10,991	202	2	152

Table 23 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	13,957	10,683	15,003	15,902	12,508	16,287	14,017	15,470	
Average length of stay	2	5	10	7	2	8	0	8	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	3	1	1	2	1	2	1	4
# Homeless at admission	4	3	51	67	27	13	27	0
# of Elderly Program Participants (>62)	2	114	3,423	2,302	409	1,846	18	0
# of Disabled Families	4	320	2,343	3,935	427	3,278	99	1
# of Families requesting accessibility features	19	681	9,419	12,453	1,082	10,991	202	2
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	2	300	4,429	5,856	542	5,077	154	0	77
Black/African American	7	351	4,101	6,044	466	5,445	45	2	69
Asian	5	7	806	250	59	189	1	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	1	9	70	58	10	44	1	0	3
Pacific Islander	4	14	13	245	5	236	1	0	3
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	1	111	3,312	3,476	215	3,229	8	0	23
Not Hispanic	18	570	6,107	8,977	867	7,762	194	2	129

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

According to the BHA's 2013 Annual Plan, the BHA is in the process of completing the remaining modifications needed in public housing (federal and state) based on its Section 504 Needs Assessment for Public Housing and in compliance with the VCA between HUD and the BHA dated 4/4/2002). The BHA has established a preference for disabled persons in family public housing.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

There are a total of 31,362 on the BHA's public housing waiting list and 3,459 on the waiting list for Section 8 Housing Choice Vouchers. Over 90% of those on either list are extremely low income (household income under 30% of AMI). 39% of those on the public housing waiting list and 42% of those on the Section 8 waiting list are black non-Hispanics. About 19% on the public housing list and 25% of those on the Section 8 list are white non-Hispanics. About 31% on the public housing list and 30% of those on the Section 8 list are white non-Hispanics.

How do these needs compare to the housing needs of the population at large

The needs of the population on the BHA's waiting lists are comparable to the needs of the City's extremely low income residents. They are largely the same group of residents.

Discussion

For additional information on the characteristics of Boston's public housing stock, we refer interested citizens to the Boston's Housing Authority's Five Year Capital Plan and Annual Action Plans which are posted on the BHA's website at www.bostonhousing.org

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The success of the City's efforts to reduce homelessness over the longer term will require that all placements into permanent housing are sustainable over time, providing the kind of support services that aid clients in addressing the root problems that led to their homelessness. Without these services, some recently re-housed people will drift back toward homelessness, only to repeat the cycle. The City also recognizes that these services must reflect the diversity of issues that lead to homelessness: some clients will require workforce skill development and job placement; others may need medically-based support services; and still others will need services to gain access to the right income support programs. The City's efforts to end homelessness will include ensuring that appropriate support services are attached to as many homeless placements as possible, either as mobile client-linked services, or as development-based services.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	3,340	5,441	1,554	593	288
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	193	2,348	13,049	10,308	10,439	82
Chronically Homeless Individuals	49	416	670	25	287	713
Chronically Homeless Families	0	78	200	100	100	365
Veterans	12	446	2,386	576	272	30
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	54	215	100	100	82

Table 27 - Homeless Needs Assessment

Data Source
Comments:

The Data above is from the Boston CoC HMIS Data Warehouse which produces all required HUD reports such as the APR and AHAR as well as additional City of Boston reports. These City of Boston reports produce Data Quality reports including Length of Stay by program as well as Unduplicated counts for specified time frames of newly homeless individuals and families, counts of chronic and veterans served, and counts of all populations placed into both permanent and transitional housing.

Indicate if the homeless population is:

Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The data is provided in the table above.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Our best estimates are from the **Sheltered Homeless Persons in Boston** report submitted for HUD's 2012 Annual Homeless Assessment Report (AHAR). According to the report, there were a total of 2162 homeless families. Including 1584 in Emergency Shelters, 242 in Transitional Housing and 346 in Permanent Supportive Housing during the year. Those in Emergency Shelters or Transitional housing would be considered in need of housing assistance. Only about 1% of the persons in Families in Emergency Shelters or Transitional housing identified themselves as veterans. The families in Emergency Shelters are fairly evenly distributed across household sizes. 28% are 2 person households, 27% are 3 person households, 35% are 4 person households and 21% have 5 or more persons. Homeless families in Transitional Housing tend to be smaller. 44% are 2 person households, 27% are 3 person households, 18% have 4 persons and 11% have 5 or more persons.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Our best estimates are from the **Sheltered Homeless Persons in Boston** report in submitted for HUD's 2012 AHAR. The racial and ethnic composition differs for homeless families and individuals. For homeless families in emergency shelters of transitional housing 40-46% are black or African American 14-15% are White, 17-25% identified as multi-racial and race and ethnicity is unknown for

about 26%. For Homeless individuals, 42%-56% are white, about 30% are Black/African American, 20% are multi-racial and 4% are unknown. The numbers of persons of other races was less than 1%. About 40% of homeless families are Hispanic and 20% of homeless individuals are Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The street population represents 8% of all homeless individuals and 3% of all homeless persons. 25% of all unsheltered homeless are chronic, 6% are veterans, 32% contend with mental illness, 37% contend with substance abuse and 4% are victims of domestic violence. The CoC does not contain any rural areas. The Sheltered population characteristics are shown above.

Discussion:

Boston is in the process of developing a new Homeless Plan which is expected to be released in September. Given the large number of homeless individuals in shelter, one part of the plan will be to prioritize addressing the needs of individuals who have been staying in shelter for long periods of time. The relatively small numbers of long-term stayers place a significant burden on shelter and service resources and reduce the number of shelter beds available to individuals who need shelter for a short term. Many more homeless individuals could be served if the long term stayers could be provided with services needed to enable them to move out of shelter and into housing.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The City's priorities for non-homeless special needs housing are providing permanent housing for low-income elderly persons and community-based supportive housing for persons with disabilities, especially persons with AIDS, persons who are chronically mentally ill and the developmentally disabled. Toward that end, the City provides support for applications to HUD under the Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Persons With Disabilities. The City also works with social service providers to establish set-asides of units for persons with disabilities within larger affordable housing developments.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	9,492
Area incidence of AIDS	193
Rate per population	10
Number of new cases prior year (3 years of data)	652
Rate per population (3 years of data)	11
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	6,423
Area Prevalence (PLWH per population)	340
Number of new HIV cases reported last year	0

Table 28 – HOPWA Data

Data Source: CDC HIV Surveillance

Area	# persons	% of EMS Total
Suffolk County	5700	78.4%
Norfolk County	862	11.9%
Plymouth County	711	9.8%
HOPWA EMSA Total	7273	100%
City of Boston	5297	72.8%

Table 29 - Persons Living With HIV/AIDS in the Boston HOPWA EMSA (as of 12/31/2011)

Race/Ethnicity	Male	%	Female	%	Total	%
White (non-Hispanic)	2791	51.5%	336	18.6%	3127	43.3%
Black (non-Hispanic)	1606	29.7%	1142	63.2%	2748	38.0%
Hispanic/Latino	947	17.5%	315	17.4%	1262	17.5%
Asian/Pacific Islander	72	1.3%	14	0.8%	86	1.2%
Total	5416	100%	1807	100%	7223	100%

Table 30 - Persons Living With HIV/AIDS By Race & Ethnicity

Mode of Transmission	Male	%	Female	%	Total	%
Male to Male Sex (MMS)	3253	59.6%	N/A	N/A	3253	44.7%
IV Drug Use (IVDU)	679	12.4%	360	19.8%	1039	14.3%
MMS/IVDU	231	4.2%	N/A	N/A	231	3.2%
Heterosexual Sex	299	5.5%	650	35.8%	949	13.0%
Other	83	1.5%	73	4.0%	156	2.1%
Undetermined	911	16.7%	734	40.4%	1645	22.6%
TOTAL	5456	100%	1817	100%	7273	100%

Table 31 - HIV/AIDS Mode of Transmission

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	1,077
Short-term Rent, Mortgage, and Utility	10
Facility Based Housing (Permanent, short-term or transitional)	40

Table 32 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

Unless otherwise indicated, the following data is from the 2009-2011 American Community Survey:

Frail Elderly with Self-Care Difficulty: 5901. Frail Elderly with Independent Living Difficulty: 12006. Non-Elderly with Independent Living Difficulty: 13,678. Children with Ambulatory Difficulty: 868. Non-elderly adults with ambulatory difficulty: 20,772. Elderly with ambulatory difficulty: 15,622. Psychiatric disabilities: 872 (from Mass. DMH)

What are the housing and supportive service needs of these populations and how are these needs determined?

The City expects to receive \$1,784,374 under the HOPWA program for PY13, a **decrease** of \$93,914 (5%) from PY12. The City plans to use its HOPWA funds primarily to provide rental assistance and housing-related supportive services. A Request for Proposals (RFP) was issued May 6, 2013 with responses due May 21, 2013.

We expect to provide rental assistance to 32 Persons With Aids (PWA) households with our HOPWA funds and to provide supportive services for up to 20 households receiving Shelter Plus Care (SPC) rental assistance, services for approximately 45 households who receive HOPWA-funded rental assistance, short-term emergency rental and utility assistance funds to prevent them from becoming homeless.

Two of the most important housing resources for non-homeless persons with physical or mental disabilities are the HUD Section 202 Supportive Housing Program for the Elderly and the Section 811 Supportive Housing Program for Persons with Disabilities. Unfortunately, the City **is not** eligible to apply directly for funding under these programs – only non-profit project sponsors are eligible to apply.

HOPWA funds will be used to provide supportive services to persons with HIV/AIDS receiving rental assistance under any of these programs.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Mass. Dept. of Public Health, as of 12/31/2011 there were 7273 persons living with HIV/AIDS in the three county (Suffolk, Norfolk, and Plymouth) Boston HOPWA EMSA. 5297 (72.8%) live within the City of Boston (see table 1). HIV/AIDS is not primarily a disease of gay white men. Approximately 43% of persons living with HIV/AIDS are White, not-Hispanic while 57% are persons of color. Seventy-five percent are male and 25% are female (see table 2). The primary mode of transmission is still male to male sex (44.7%), but 13% of the infected persons acquired HIV/AIDS through heterosexual sex and 14% through IV drug use (see table 3).

Discussion:

The data provided here gives a good sense of the numbers of persons with various types of disabilities but it is not refined enough to accurately estimate service and/or adaptive housing needs. We do not know how many of these persons are already receiving services or already living in adapted units. Also, for the purpose of estimating housing needs, it would be more useful if the data were available at the household level.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

In general, the City of Boston does not fund Public Facilities with its CDBG or other HUD funds. Large-scale public facilities are generally funded through the City's Capital Planning process. Here is a link for more information on the priority public facility projects included in the Capital Plan.

http://www.cityofboston.gov/images_documents/08%20Capital%20Planning_tcm3-37459.pdf

The City of Boston does supports small scale capital improvements through the Partners with Non-Profits (PNP) program providing matching grants up to a maximum of \$25,000 per project for capital improvements. In order to be eligible for funding, a group must be a non-profit organization that operates a public facility, i.e. the facility must be open to members of the general public. Examples include facilities for public recreation, public education, emergency shelter, social services, arts and cultural purposes.

How were these needs determined?

Large-scale projects are identified through the City's annual capital planning process. Small scale projects are solicited through the Partners With Non-Profits program on an annual basis through a Request for Proposal (RFP) process.

Describe the jurisdiction's need for Public Improvements:

As with Public Facilities projects, HUD funds are generally not used for public improvements. Public Improvements are identified through the Capital Planning Process and are funded with City Capital funds and other resources.

How were these needs determined?

Through the City's capital planning process.

Describe the jurisdiction's need for Public Services:

Every two years, the Office of Jobs and Community Services (JCS), a division of the Boston Redevelopment Authority / Economic Development and Industrial Corporation (BRA/EDIC) conducts a planning process and issues a request for proposals for a wide range of public service programs to address some of the economic barriers faced by Boston's low and moderate income families and individuals and to contribute to their economic self-sufficiency. Community Development Block Grant Program (CDBG) funds are made available to provide partial support for these programs and to help grantees leverage additional funding from other public and private funders such as foundations.

This is the second year of a two-year funding cycle for these programs. The priorities for the current funding cycle were developed through a broad-based planning process conducted over several months. In addition to its annual internal planning process, JCS works closely with other City departments to achieve better coordination and integration of services for Boston residents. Funded services include English as a Second Language (ESL), Homeless services, Youth Services, services for seniors, and a wide range of counseling and other services for adults, including services for persons with disabilities.

How were these needs determined?

Priorities for funding are developed through a comprehensive and ongoing planning process in an attempt to assess the needs of Boston residents and identify gaps in services in order to ensure limited funds have maximum impact. The priorities identified through this process reflect the demographic changes in Boston over the past few years, specifically in the numbers of recent immigrants and the numbers of families with young children living below the poverty level. A draft statement of priorities was presented to Boston residents in a public hearing held in January 2012 and attended by a number of Boston residents, advocates and service providers, whose comments served to further refine these priorities.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Boston's housing market is a very strong, extremely high cost market, both for rental housing and for ownership housing. Home sales prices have largely recovered from the recent recession. The median home sales price is \$383,000, an increase of 6% over the past year and just 2% below the market peak back in 2005. Rents have skyrocketed to a median rent of \$2,250, an increase of 13% over last year. While this is good news for homeowners and the housing industry as a whole, this is bad news for low-income renters and prospective homebuyers.

The tables in the next few pages provide some additional data mostly provided by HUD from the American Community Survey on the cost and other characteristics of Boston's housing stock. These data underestimate the cost of Boston's housing and overestimate the affordability of Boston's housing because asking rents for units currently on the market are generally much higher than rents of occupied units, and many unsubsidized units with "affordable" rents are not necessarily available to lower income households because they are already occupied by higher income households.

More current data is available in the City of Boston's annual Real Estate Trends Reports:

http://www.cityofboston.gov/images_documents/RealEstateTrends_2012_tcm3-38080.pdf

HUD's Office of Policy Development and Research also recently published a **Comprehensive Housing Market Analysis** for Metro Boston

http://www.huduser.org/portal/publications/PDF/BostonMA_comp_12.pdf

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Single-Family Housing (1-4 units): Boston's iconic housing type is the Triple-Decker or Three-Decker. It consists of three stacked, stick-built, wood construction housing units with a flat roof. Traditionally, one unit was owner-occupied and the remaining two units were rented, often to relatives of the owner-occupant. The rental units in these "Mom and Pop" owned Triple-Deckers have historically accounted for a substantial portion of Boston's of unsubsidized but affordable rental housing. More recently, many of Triple-Deckers were converted into three separate condominium units, increasing homeownership opportunities but often resulting in the displacement of long-term tenants. The data provided by HUD shows that nearly 40% of Boston's total housing stock is in 2-4 unit structures. In addition, 1-unit structures make up about 18% of Boston's housing stock.

Multi-Family Housing (5+ units): About 44% of Boston's housing stock is located in multi-family buildings with about 20% in smaller buildings (5-19 units) and 22% in larger buildings (20+ units).

Unit Sizes: Overall, about 79,500 of Boston's Housing units have 3 or more bedrooms, 80,000 have 2 bedrooms, 64,000 have 1 bedroom and 13,000 are 0-BR units. On average, owner-occupied units tend to be larger than renter-occupied units. 43% of the renter-occupied units are small (1-BR or 0-BR) units while 51% of owner-occupied units have 3 or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	32,490	12%
1-unit, attached structure	14,509	6%
2-4 units	102,666	39%
5-19 units	52,682	20%
20 or more units	58,094	22%
Mobile Home, boat, RV, van, etc	178	0%
Total	260,619	100%

Table 33 – Residential Properties by Unit Number

Data Source: 2005-2009 ACS Data

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,392	2%	11,982	8%
1 bedroom	12,315	14%	51,940	35%
2 bedrooms	29,912	34%	50,400	34%
3 or more bedrooms	44,849	51%	34,607	23%
Total	88,468	101%	148,929	100%

Table 34 – Unit Size by Tenure

Data Source: 2005-2009 ACS Data

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The statewide target for affordable housing is that all communities in Massachusetts have at least 10 percent of housing stock in government-assisted affordable housing. Boston already far exceeds that target; affordable housing represents nearly 20 percent of our existing stock and 30 percent of all new housing production since 2000. With more than 52,000 affordable units, Boston has more than 20 percent of the state's affordable housing, even though the city hosts just over nine percent of the state's population.

Here is a link to the State's Subsidized Housing Inventory:

<http://www.mass.gov/hed/docs/dhcd/hd/shi/shiinventory.pdf>

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

In December of 2012 the Community Economic Development Assistance Corporation (CEDAC) issued a list of subsidized properties in Massachusetts with units at risk through 2015. According to CEDAC's report, there are 38 properties in Boston with a total of 2,965 assisted units at risk of being lost to the affordable housing inventory through 2015. Preventing the loss of these units is a high priority for the City of Boston. For more information, here is a link to CEDAC's report.

<http://cwc.cedac.org/Uploads/Files/ExpuseReportDec2012.pdf>

Does the availability of housing units meet the needs of the population?

Despite Boston's extensive stock of subsidized housing units, there are still significant shortages of rental and homeownership units that are affordable to extremely low, low, middle and even moderate income households. As discussed in the Needs Assessment, there are 16,330 renter and homeowner households with severe housing cost burden (paying over 50% of household income for housing) and another 20,970 households with a moderate housing cost burden (paying 30-50% of their household income for housing).

Describe the need for specific types of housing:

Boston is a rapidly shifting city, which requires a new plan to ensure that all Bostonians have access to the right kind of housing. More families are living downtown; more workers are choosing to avoid suburban commutes by living closer to their jobs in Boston; and we have a rapidly growing workforce that is young and well-educated that can drive the city's innovation-based economy forward. At the same time, Boston will also see a rising number of seniors in the coming years, particularly because so few Bostonians (only 20%) move away when they retire. Boston is a city that is getting both younger and older at the same time. To appropriately meet the needs of our shifting city, we identified three core areas of focus that we believe best address our current challenges:

1. Accommodating growth and change - increase Boston's housing stock by 30,000 units by 2020, including 25,000 new market-rate units.
2. Expanding housing options for the middle class - by providing a combination of affordably priced new housing and improving access to existing homeownership options.
3. Making appropriate housing affordable for *all* demographics - produce 5000 new housing units affordable to low and moderate income households.

Discussion

In May of 2013, Mayor Thomas M. Menino announced the members of an advisory panel that will help identify and address Boston's new housing needs. The ***Housing Boston 2020*** Advisory Panel is comprised of housing professionals who will work with key personnel from the city's housing agencies to develop strategies to manage Boston's current and future housing challenges. ***Housing Boston 2020***, is a ten-year initiative that calls for the production of 30,000 new units. More details are posted here:

http://www.cityofboston.gov/dnd/housing_boston_2020.asp

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Boston is a high cost housing market. Median sales prices, rents and housing construction costs are all among the highest in the nation. HUD's data on median home value is a little higher than our estimates. Our data shows a median sales price of about \$383,000. The data on rent paid underestimates the rents tenants currently seeking housing and likely to encounter. Median advertised rent in Boston is currently about \$2,250/month. The HUD Fair Market Rents are significantly behind actual market rents, making it very difficult for a Section 8 Housing Choice Voucher Holder to find and obtain a rental unit. The Rent Paid table is not particularly helpful because many of the units with rents that are affordable to lower income households are already occupied and not necessarily by a low-income household. There is no requirement that a low-rent unit be rented to a low-income household. Many if not most of these units are rented to long-term tenants who probably could afford a more expensive unit.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2009	% Change
Median Home Value	\$210,100	\$404,500	93%
Median Contract Rent	\$722	\$1,030	43%

Table 35 – Cost of Housing

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	36,122	24.3%
\$500-999	36,849	24.7%
\$1,000-1,499	45,625	30.6%
\$1,500-1,999	20,304	13.6%
\$2,000 or more	10,029	6.7%
Total	148,929	100.0%

Table 36 - Rent Paid

Data Source: 2005-2009 ACS Data

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	27,870	No Data
50% HAMFI	41,635	930
80% HAMFI	66,245	2,120
100% HAMFI	No Data	3,155
Total	135,750	6,205

Table 37 – Housing Affordability

Data Source: 2005-2009 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,035	\$1,156	\$1,444	\$1,798	\$1,955
High HOME Rent	\$1,076	\$1,149	\$1,349	\$1,594	\$1,759
Low HOME Rent	\$843	\$903	\$1,083	\$1,252	\$1,397

Table 38 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No. There is a shortage of housing at all income levels in the City of Boston and even more so in the surrounding suburbs. The current tight homeownership market has put further pressure on the rental market. Despite historically low mortgage interest rates, many households who would normally be seeking to buy are unable to do so due to lenders' tighter lending standards. They remain in the rental market, putting upward pressure on rents. Mayor Menino has recently announced an aggressive plan to add 30,000 more housing units to Boston's housing stock by 2020. This should help to alleviate some of the housing shortage, but there will have to be a similar effort by the surrounding communities if there is to be significant progress made towards meeting the long term need.

How is affordability of housing likely to change considering changes to home values and/or rents?

Given Boston's growing population and desirability as a place to live combined with the high cost of new construction and the drastic reduction in the amount of funding available for subsidized housing development we can only expect housing affordability to get worse over the next five years.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME Rents and Section 8 Fair Market rents are substantially lower than actual area rents. This makes it very important to preserve the existing stock of subsidized housing. Persons displaced from existing subsidized housing are unlikely to be able to find and obtain suitable replacement housing with a Section 8 housing Choice Voucher. It is also decidedly more cost-effective to preserve existing affordable housing than it is to build new replacement housing in the current market in Boston.

Discussion

The City of Boston is currently developing a new housing strategy called ***Housing Boston 2020***. The new Housing strategy is expected to be made available in September and will be incorporated into the Consolidated Plan when it becomes available. We will amend the Consolidated Plan and Acton Plan as necessary at that time.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Condition of Housing. The data provided by HUD on "condition of housing" is not particularly useful in estimating the number of housing units needing rehabilitation. The data on condition of units is limited to four housing conditions: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than one person per room, and 4) cost burden greater than 30%. Conditions 3 and 4 are not really relevant to the physical condition of the unit. The only one of these four conditions with significant numbers is cost burden. We are seeking alternate data from the City's Assessing department which rates the condition of the interior and exterior of each property as poor, fair or standard and from the City of Boston's Inspectional Services Department code enforcement department.

Age of Housing. Boston has among the oldest housing stock in the country. According to HUD's data, approximately 71% of Boston's owner-occupied units and 59% of the renter-occupied units were built before 1950. An additional 16% of the owner-occupied units and 27% of the renter-occupied units were built between 1950 and 1979. Many of these units are likely to contain lead paint and/or need other repairs due to the age of the housing.

Lead-Based Paint Hazards. Altogether 87% of Boston's housing was built before 1980, most of it before the use of lead-based paint was banned in 1978. Most importantly, 27% of the pre-1980 owner-occupied housing and 6% of the pre-1980 renter-occupied housing units have children present.

Vacant and Abandoned Housing. Like many communities, Boston was hard hit by the recent foreclosure crisis. Boston tracks foreclosures very closely and also conducts an annual survey of distressed properties. There are currently 364 REO properties in Boston of these, 134 are "distressed" or abandoned. Most of these appear to be in fairly good shape physically. There is no reliable source of data on the number of vacant units in the City. Although the Inspectional Services Department requires the registration of foreclosed and vacant properties, if a property is registered as "foreclosed" it does not distinguish between vacant or occupied foreclosed properties. There are currently 1268 properties registered as "foreclosed" and only 167 registered as "vacant".

Definitions

The City of Boston does not have any legally precise definition of "substandard condition" or "suitable for rehabilitation". We would consider a unit to be substandard if it has one or more substantial physical code violations that would require at least \$1000 in hard costs per unit to remediate. Substandard units would be considered "suitable for rehabilitation" if the necessary hard cost of the rehabilitation work does not exceed 75% of the replacement value of the property. Where rehabilitation exceeds 75% of the replacement costs, demolition should be considered. We review each request for rehabilitation assistance on a case by case basis and assess both the condition of the property and the owner's own ability to finance the repairs. We do not fund the rehabilitation of investor-owned properties unless it is in conjunction with an affordable housing project.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	34,700	39%	68,924	46%
With two selected Conditions	872	1%	3,363	2%
With three selected Conditions	82	0%	358	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	52,814	60%	76,284	51%
Total	88,468	100%	148,929	99%

Table 39 - Condition of Units

Data Source: 2005-2009 ACS Data

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,135	5%	6,274	4%
1980-1999	7,063	8%	13,663	9%
1950-1979	14,272	16%	40,385	27%
Before 1950	62,998	71%	88,607	60%
Total	88,468	100%	148,929	100%

Table 40 – Year Unit Built

Data Source: 2005-2009 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	77,270	87%	128,992	87%
Housing Units build before 1980 with children present	24,085	27%	9,365	6%

Table 41 – Risk of Lead-Based Paint

Data Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 42 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Boston's housing stock is among the oldest in the country. Over half of the City's housing was built before 1940 and many of these units are in need of significant repairs or updating. Many of Boston's owner-occupied housing units are occupied by low-income or retired seniors who cannot afford to make needed repairs or who need to make accessibility improvements to enable them to stay in their homes. With rents skyrocketing, owners of most investor-owned rental housing are able to obtain private financing to make the needed repairs without financial assistance. For older subsidized housing projects or investor-owned rental housing in low-rent neighborhoods, additional financial assistance may be needed.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The HUD supplied data in Table 36 indicates that there are a total of more than 33,000 housing units occupied by families with children that were built prior to 1980. HUD did not provide data showing the number of pre-1980 housing units by income level. Based on the income breakouts provided elsewhere

in the Consolidated Plan, approximately 28,000 of these 33,000 housing units contain lead-based paint and are occupied by low or moderate income families.

Discussion

We have not completed the Vacant Units table because we do not have the data in the format requested. The data we do have is summarized in the Introduction.

For more information, see the Department of Neighborhood Development's annual reports:

Foreclosure Trends

http://www.cityofboston.gov/dnd/pdr/Foreclosure_Trends.asp

Distressed Properties

http://www.cityofboston.gov/dnd/pdr/Distressed_Buildings_Reports.asp

MA-25 Public and Assisted Housing – 91.210(b)**Introduction**

The data in this template is provided by HUD and only covers the Boston Housing Authority's (BHAs) HUD-assisted public housing. It does not include data for the BHA's state-assisted public housing. The data on the # of accessible units is obviously incorrect and should be ignored. Unfortunately, HUD has not provided any data on the HUD-assisted, privately owned housing stock which accounts for most of the City's subsidized affordable housing. In order to provide a more complete picture, we would request and encourage HUD to provide data on the Section 202, Section 811, Low Income Housing Tax Credit and 221(d)(3) and other HUD multifamily mortgage-financed projects.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	14	690	10,325	13,447	632	12,815	1,642	1,770	3,668
# of accessible units			12						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 43 – Total Number of Units by Program Type

Data PIC (PIH Information Center)
Source:

Describe the supply of public housing developments:**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The Boston Housing Authority is a public agency that provides subsidized housing to low and moderate income individuals and families. Public housing serves households with incomes at or below 80% of area median while Section 8 Housing Choice Voucher Program serves households with up to 50% of area median for initial eligibility. At least 75% of Section 8 vouchers go to households that have incomes less

than 30% of area median. The Authority receives federal and state assistance in order to operate its programs and, as such, is governed by any applicable housing regulations issued by the U.S. Department of Housing and Urban Development and the Massachusetts Department of Housing and Community Development. The Boston Housing Authority's programs and policies are consistent with the City of Boston's Consolidated Plan. For more information regarding the BHA's current programs and policies consult the BHA Annual and Five Year Plans available at www.bostonhousing.org or contact the BHA Planning Department, 52 Chauncy Street, Boston, MA 02111.

The Boston Housing Authority has 64 developments: 37 are designated as elderly/disabled developments and 27 are designated as family developments. The BHA currently owns approximately 14,000 units of housing in Boston and houses about 27,000 people under the public housing program. Public housing accounts for about 5.5% of Boston's 250,367 year round housing units and about 28% of Boston's affordable housing units. The implementation of the 1998 Quality Housing and Work Responsibility Act of 1998 requires the BHA to design an admissions policy to provide for deconcentration of poverty and income mixing by bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The City supports the BHA's efforts to diversify the mix of lower income households in public housing and increase the number of working poor families as part of a broader strategy to reduce the concentration of poverty in the City.

In addition to public housing units, the BHA administers approximately 11,000 rental assistance vouchers that allow families to rent in the private market and apply a subsidy to their rent. With this assistance, residents are able to pay approximately 30-40 percent of their income toward rent and the BHA pays the remainder. The BHA helps provide housing to approximately 25,000 people under this program.

Public Housing Condition

Public Housing Development	Average Inspection Score
see discussion below	0

Table 44 - Public Housing Condition**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The BHA has become a national leader in public housing revitalization through HUD's Mixed Finance program, which allows housing authorities to combine public housing funds with private funds in order to redevelop properties into new housing or to change the type of subsidy at the site so that the site can be preserved as affordable housing for future generations of low-income residents.

Currently \$200 million in repairs are underway or planned for the next five years, and the Boston Housing Authority is focused upon completing this renovation on schedule and within budget, in a manner that creates as little disruption for residents as possible. Physical assessments are conducted annually with input from many sources: residents, managers, superintendents, capital staff, etc. Health and safety, security, operating efficiencies, and basic preservation of building stock are the highest concern.

Brief highlights of just two projects:

The City of Boston received a HUD award of \$22 million in HOPE VI funds to begin redevelopment of the **Old Colony** public housing development in South Boston. Built in 1940, the 873-unit Old Colony development was the most physically distressed site in the Boston Housing Authorities federal portfolio, with aged systems and infrastructure and an annual energy and water cost of over \$4,000 per unit. Phase one included 150 new units of housing and a new community center. Phase two began in November 2012.

The BHA received a \$300,000 FY2012 Choice Neighborhoods Initiative Planning grant for the 200-unit Whittier Street Apartments in Roxbury. The planning process will result in a plan that provides new housing with a strategic focus on developing educational opportunities for Whittier's kids and young adults. More details are available here:

<http://portal.hud.gov/hudportal/documents/huddoc?id=FY12CNPlangGrantSummaries.pdf>

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Capital Fund Program: The CFP provides about \$24 million annually to help address the physical needs of the portfolio. The CFP is the critical cornerstone of the overall plan to preserve the BHA's public housing stock, but it is not sufficient to address the comprehensive needs of the federal portfolio, estimated at over \$500 million. Hence the other strategies highlighted below. The listing of all CFP projects is included in the BHA's Annual Statement and Five-Year Capital Plan, which are reviewed by residents and made available for public comment each year. A summary of the plans is available in the BHA Planning Library or on the BHA web site at www.bostonhousing.org. The two largest projects, bathroom and plumbing improvements at Charlestown and Mary Ellen McCormack have modernized 873 and 861 units respectively and were completed in spring of 2012.

Discussion:

We found it extremely time consuming and cumbersome to enter the inspection scores for each of the BHA's 64 developments into this Con Plan template. As an alternative, we are providing a link to a document on HUD's website with the Public Housing Inspection

Scores: http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_4402.pdf. If HUD deems that this data is critical for the Con Plan, they should provide the data in a table in the template rather than requiring us to manually re-enter HUD's data.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Boston has an extensive system of homeless facilities and services. We are proud that we have one of the lowest unsheltered homeless populations in the country. The vast majority of Boston's homeless are able to find shelter and services in one of Boston's many well run homeless facilities. Having largely met the need for emergency and transitional housing, Boston is focusing its resources on expanding the number of permanent supportive housing units. A guide to the facilities and the targeted and mainstream services available to Boston's homeless is available on the Boston Emergency Shelter Commission's website:

<http://www.bphc.org/programs/esc/homelessnessserviceproviders/Pages/Home.aspx>

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	3,135	90	435	1,885	0
Households with Only Adults	1,268	0	968	4,384	0
Chronically Homeless Households	0	0	0	2,231	150
Veterans	26	385	385	59	0
Unaccompanied Youth	14	0	0	0	0

Table 45 - Facilities and Housing Targeted to Homeless Households

Data Source
Comments:

The data is from Boston's housing Inventory Count (HIC) which is submitted with the City's annual Continuum of Care grant application.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The City of Boston Continuum of Care providers utilize all available mainstream services to complement services specifically targeted to homeless persons. Mental Health services are generally provided by referral to one of the Mass. Department of Mental Health's clinics such as the Eric Lindeman Mental Health Center. Health Care services are provided by Health Care for the Homeless as well as by Boston's many Community Health Centers and major medical centers such as Boston Medical Center, Mass General Hospital and others. The City has worked closely with shelter providers to identify the small number of clients who are heavy users of emergency room services and prioritized these clients for permanent housing placement in order to stabilize their living situation and link them up with primary care services. Homeless persons, like other low-income individuals, are also referred to the many job training and placement services administered through the City's Office of Jobs and Community Services and the Private Industry Council, Boston's Workforce Investment Board.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

According to the most recent AHAR, the CoC has 1,584 families in emergency shelter, consisting of 4,796 people. 50% of the family households include a child/children under the age of 12. 78% of the families have a woman head of household and 23% of these are headed by a female aged 18-30. Household size varies: 2 person household = 28%; 3 person household = 27%; 4 person household = 25% and 5 person or greater = 20%. Those households that identified as veterans represented 1% or 15 households. The most recent Point in Time (PIT) count found the following household characteristics: 82% of households reported Female head of household, with 34% of those headed by female aged 21-25 years of age. 65% reported the presence of a child or children under the age of 6. Adults reported 17% impacted by mental illness, 7% impacted by substance abuse and 7% impacted by a chronic health condition. Additionally, 75% of these households report a monthly income of \$500 or less including 22% with no income. We did not list services and facilities on screen SP-40 Institutional Delivery Structure or MA-35 Special Needs Facilities and Services because there are over 350 different facilities and programs. Details are available in the City's Housing Inventory Count (HIC) which is part of the City's annual Continuum of Care application.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Boston is the grantee for the Housing Opportunities for Persons With AIDS (HOPWA) allocation for the three-county (Suffolk, Norfolk, Plymouth) Boston Eligible Metropolitan Statistical Area (EMSA). In addition to administering the HOPWA program, the City has historically provided financial and other support for Boston-based non-profit applicants under HUD's Supportive Housing for the Elderly Program (aka Section 202) and the Supportive Housing for Persons With Disabilities Program (aka Section 811). Due to recent changes in the Section 811 program, non-profits no longer apply directly to HUD for funding. State housing agencies now apply in conjunction with their human services agencies for programs for rental assistance to be used in conjunction with state resources to provide additional housing for persons with disabilities. HUD has not issued a funding notice (NOFA) for funding under the revised Section 202 program. The Commonwealth of Massachusetts has the primary responsibility for provision of community-based housing and services for the mentally-ill and developmentally disabled.

The Boston Housing Authority is a major provider of housing for low-income elderly and persons with disabilities. The BHA manages 60 public housing developments. Of the 60 developments, 36 are designated as elderly/disabled developments and 24 are designated as family developments. Two of the 24 family developments have elderly/disabled housing on site and one of the elderly developments has designated units for families. The BHA currently owns approximately 14,000 units of housing in Boston and houses about 27,000 people under the public housing program.

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	32
PH in facilities	0
STRMU	52
ST or TH facilities	0
PH placement	53

Table 46– HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Upon retirement, many lower-income elderly persons will often need subsidized housing that is accessible due to decreased mobility as they age. Frail elderly may need a unit with an extra room for a personal care attendant or may need additional services. Persons with disabilities may need a group home with room for live-in service providers. Persons with HIV/AIDS may need a subsidized housing unit near their health care providers and may need access to treatment for drug addiction (depending on the mode of transmission of HIV/AIDS).

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

As a matter of policy, the Commonwealth is not supposed to allow clients to be discharged from institutions, including mental health, drug and alcohol treatment and prisons without a clear post-discharge housing plan. Clients are supposed to receive counseling and have a clear discharge plan prior to being released. However, the experience of shelter and service providers is that despite best efforts on the part of the institutions and their staffs, some of their clients often have nowhere else to go and end up on the streets, in shelters or in temporary arrangements with friends or relatives. This is particularly true of ex-offenders who may be barred from public or subsidized housing due to the CORI problems. The City and State fund a number of prisoner re-entry programs designed to help smooth the way for ex-offenders to successfully re-integrate into the community.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City plans to continue to provide tenant-based rental assistance, supportive services, housing search and short term rental assistance for persons with AIDS through the HOPWA program. The City has funded and is working with Nuestra Comunidad to complete the construction of Quincy Commons, a 40-unit Section 202 elderly housing development.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2)) See response to previous section above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

High Land Costs and Lack of Available Land: Among the most significant barrier to the development of affordable housing in the City of Boston and throughout the Boston metro area is the high cost of land. For example, according to the Lincoln Land Institute's (<http://www.lincolninst.edu/subcenters/land-values/metro-area-land-prices.asp>) most recent data, land costs account for 59% of the cost of building housing in Metro Boston compared to just 37% in nearby Providence, Rhode Island and 27.9% in Hartford, Connecticut. One of the ways the City of Boston has addressed this problem is by providing city-owned (tax foreclosed) land and buildings at nominal costs for the development of affordable housing. This helps to address both the supply and cost of buildable land.

High Construction Costs: The high cost of labor and materials are another significant barrier to the production of affordable housing in Boston. This obstacle has proven more intractable in part due to state prevailing wage and Federal Davis-Bacon Act requirements that apply to most housing developments assisted with either CDBG or HOME funds. The City does require construction contracts to be competitively bid and expects costs to be within a reasonable range based on the costs for comparable projects. On larger development projects, construction bids are often currently coming in above estimated costs due to the approximately two years that elapses between the predevelopment period and the actual bidding of a project.

Chapter 40-B: One of the most significant tools for encouraging affordable housing development in Massachusetts is the state law known as Chapter 40-B. Chapter 40B is a state statute that enables local Zoning Boards of Appeals (ZBAs) to approve affordable housing developments under flexible rules if at least 20-25% of the units have long-term affordability restrictions. Also known as the Comprehensive Permit Law, Chapter 40B was enacted in 1969 to help address the shortage of affordable housing statewide by reducing unnecessary barriers created by local approval processes, local zoning, and other restrictions. The goal of Chapter 40B is to encourage the production of affordable housing in all cities and towns throughout the Commonwealth and many communities have used it to negotiate the approval of quality affordable housing developments. The program is controversial, however, because the developer (a public agency, nonprofit organization or limited-dividend company) has the right to appeal an adverse local decision to the State in communities with little affordable housing (less than 10% of its year-round housing or 1.5% of its land area). Boston is one of only 39 municipalities (out of the 351) in the Commonwealth that have met or exceeded this 10% threshold. Over 18% of Boston's housing stock meets the Chapter 40-B definition of affordable housing.

A-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The tables in this section provide some basic data on Boston's workforce, its economy and education. Boston has among the highest percentage of its workforce with college or advanced degrees in the US. This is not surprising given the number of colleges and universities in the Greater Boston area. However, Boston also has a fairly large number of young working age residents who are unemployed and have only marginal if any skills. Nearly 30,000 young workers did not finish high school and do not have a high school diploma or GED. They will be left behind in Boston's increasingly competitive job market.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	452	111	0	0	0
Arts, Entertainment, Accommodations	35,420	40,152	11	10	-1
Construction	12,910	10,416	4	3	-1
Education and Health Care Services	99,016	104,423	30	26	-4
Finance, Insurance, and Real Estate	33,442	72,299	10	18	8
Information	9,616	17,594	3	4	1
Manufacturing	15,902	7,334	5	2	-3
Other Services	15,128	20,231	5	5	0
Professional, Scientific, Management Services	50,365	61,194	15	15	0
Public Administration	14,709	24,888	4	6	2
Retail Trade	27,179	23,691	8	6	-2
Transportation and Warehousing	10,797	11,361	3	3	0
Wholesale Trade	5,447	8,339	2	2	0
Total	330,383	402,033	--	--	--

Table 47 - Business Activity

Data 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	361,296
Civilian Employed Population 16 years and over	330,383
Unemployment Rate	8.56
Unemployment Rate for Ages 16-24	22.83
Unemployment Rate for Ages 25-65	5.60

Table 48 - Labor Force

Data Source: 2005-2009 ACS Data

Occupations by Sector	Number of People
Management, business and financial	146,345
Farming, fisheries and forestry occupations	290
Service	68,673
Sales and office	78,517
Construction, extraction, maintenance and repair	14,952
Production, transportation and material moving	21,606

Table 49 – Occupations by Sector

Data Source: 2005-2009 ACS Data

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	159,635	51%
30-59 Minutes	123,433	40%
60 or More Minutes	27,455	9%
Total	310,523	100%

Table 50 - Travel Time

Data Source: 2005-2009 ACS Data

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	26,858	3,844	16,889
High school graduate (includes equivalency)	51,071	6,692	20,392
Some college or Associate's degree	49,831	4,877	13,048
Bachelor's degree or higher	145,682	4,982	19,385

Table 51 - Educational Attainment by Employment Status

Data Source: 2005-2009 ACS Data

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,968	4,196	5,573	13,529	11,677
9th to 12th grade, no diploma	8,607	6,310	5,912	12,071	8,356
High school graduate, GED, or alternative	21,024	23,227	21,395	33,566	21,392
Some college, no degree	36,656	19,950	11,402	18,012	6,783
Associate's degree	2,108	5,969	5,566	7,033	2,079
Bachelor's degree	14,989	58,032	18,488	21,050	5,802
Graduate or professional degree	1,161	34,292	17,184	21,186	7,403

Table 52 - Educational Attainment by Age

Data Source: 2005-2009 ACS Data

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$21,018
High school graduate (includes equivalency)	\$26,734
Some college or Associate's degree	\$33,997
Bachelor's degree	\$49,916
Graduate or professional degree	\$60,047

Table 53 – Median Earnings in the Past 12 Months

Data Source: 2005-2009 ACS Data

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education and health care services are by far the largest employment sectors in Boston, employing nearly a third (30%) of all workers who live in Boston. This is followed by Professional, Scientific and Management Services (15%), Arts, Entertainment and Accommodations (11%), and Finance, Insurance and Real Estate (10%). Together, these four sectors employ two-thirds of all of Boston's workers.

Describe the workforce and infrastructure needs of the business community:

Boston's business community is seeking an educated, well-trained and largely professional workforce. As noted above, growth areas for Boston include education and health care services, financial services and professional, scientific and management services. Boston also has a large retail trade and service industry (restaurants and hotels) sector that is largely lower-wage and unskilled.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are three major activities that are expected to have a major impact on Boston's economy. First, Boston is angling to be the site of a large new casino in East Boston that may bring hundreds of new jobs for East Boston and City residents. It will also require substantial new infrastructure investment. Second, the City is redeveloping the long-vacant Ferdinand Building in Dudley Square into a new municipal office building that will bring over 500 school department employees and several new commercial businesses to the area. Third, the City is continuing to support development in the new "Innovation District" in South Boston's waterfront.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

If you look at the Educational Attainment by Age table you see that although Boston has a very high number of working-age people with some college or an advanced degree, there are also a disturbing number (10,500) of 18-24 year olds who didn't finish high school along with another 22,000 25-44 year

olds. Median earnings of those without a high school degree are only \$21,000. These young workers are going to be left behind in Boston's increasingly competitive job market. This is reflected in the unemployment rate for youth. Unemployment for 16-24 year olds is 23.8%, nearly triple the average unemployment rate.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

DND provides CDBG funds to support the adult education and job training programs administered by the City's Office of Jobs and Community Services (JCS). JCS in turn works closely with the Boston Private Industry Council (PIC), Boston's Workforce Investment Board. Adult Services

JCS's Adult Services provides oversees a broad range of program models and options for adults 18 years and older in Adult Basic Education (ABE) and occupational skills training to meet the needs of the unemployed, low-wage workers as well as a number of special target groups including: refugees and immigrants, homeless individuals, TANF recipients, dislocated workers, older workers, etc. The Adult Services unit works closely with Boston's one-stop career centers, a wide array of community based organizations and higher education institutions including local community colleges in its role as an intermediary or "broker" of services. Eligibility requirements vary depending on the source of funds.

Skills Training: JCS' Adult Services administers public funding to sponsor programs offering basic skills training leading towards good jobs and livable wages. Services typically include assessment, classroom or work-site instruction, various supports including counseling/case management, career coaching, job placement, and post-placement services. Skills training options are available for low-wage workers, unemployed and displaced workers. Recent training options have included: healthcare, hotel/hospitality, business/computerized office support, commercial driving license, culinary arts, and child care teaching. Individuals looking to explore skills training can access information through Boston's one-stop career centers or directly through the training provider. Contact information is available in JCS' Opportunities Guide.

Adult Basic Education: Boston offers an array of more than thirty Adult basic Education programs located throughout the City's neighborhoods and in several central downtown locations. These

programs are supported by multiple public and private funders so that immigrants who lack sufficient English language proficiency and residents who have not completed high school and seek a diploma can achieve their career goals and compete for family-supporting wages. ABE services include classroom instruction, one-to-one tutoring, computer-assisted instruction and distance learning.

Basic eligibility includes:

- Massachusetts residency
- 16 years of age or older
- Lacking high school diploma

There are no income requirements; however, programs are encouraged to prioritize services to those most in need.

Key Partnerships for Adult Services: There are a number of key partners and critical stakeholders connected to Adult Services which fall within the following categories: intermediaries, private foundations, service providers, local city and other government agencies.

The **Boston Adult Literacy Initiative (ALI)** is a coalition of thirty-two adult education and literacy programs located in 15 of the neighborhoods that comprise the city of Boston. The ALI serves native English speakers who seek a high school equivalency diploma and immigrants who are deficient in English language skills.

The **Boston Private Industry Council (PIC)** and JCS have maintained a partnership on workforce development issues for more than 20 years. The PIC serves as Boston's Workforce Investment Board and is responsible for organizing the employers who oversee a range of workforce development activities for the youth and adult populations.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Yes, Boston participates in CEDS for the Boston Metropolitan Area that is administered by the Metropolitan Area Planning Council (MAPC).

http://www.mapc.org/sites/default/files/Metropolitan%20Area%20Planning%20Council_Boston%20MA%202012%20to%202013%20CEDS_0.pdf

The following CEDS priority projects are receiving funding or other assistance from the City of Boston in conjunction with this Consolidated Plan:

- Parcel 24 (Asian CDC)
- Four Corners Plaza: (Codman Square Neighborhood Development Corp.)
- Former Pearl Meats Factory (Dorchester Bay Economic Development Corp.)
- Brewery Small Business Center (Jamaica Plain Neighborhood Development Corp)
- Jackson Square Redevelopment Initiative (Partners for Jackson, LLC)

For more information see **Comprehensive Economic Development Strategy: 2012 to 2013 Annual Update, Appendix C: Metropolitan Area Planning Council Priority Projects List**

http://www.mapc.org/sites/default/files/Metropolitan%20Area%20Planning%20Council_Boston%20MA%202012%20to%202013%20CEDS_0.pdf

Discussion

As discussed above, Boston has a significant number of young workers with minimal education and job skills. Boston is seeking to target workforce development activities, including CDBG-funded adult basic education programs, to these young workers to improve their employment options in Boston's increasingly competitive economy.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")

Yes. The attached map (sequence 3) shows the distribution of low-income households (household income under 50% of Area Median Income) with a severe housing cost burden (paying more than 50% of household income for housing costs). For the purposes of this question, we are defining concentration as an area where more than 30% of the population is low-income households with a severe housing cost burden.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration")

Boston's population is now "majority minority". According to the most recent ACS data, approximately 53% of Boston's population is non-white, non-Hispanic. The attached map (sequence 2) shows the distribution of Boston's "minority" population. For the purposes of this question, we are defining "concentration" as an area where more than 75% of the populations are non-white or Hispanic. With regard to low-income, we consider an area where more than 40% of the population has incomes below the poverty line to be areas with a concentration of low-income persons. The attached map (sequence 1) shows the distribution of persons living in poverty.

What are the characteristics of the market in these areas/neighborhoods?

Median sales prices and rents are generally significantly lower than the citywide median. These areas were also generally the hardest hit by the foreclosure crisis. With the exception of Mattapan, property values in most of these neighborhoods have largely recovered most of their pre-housing-bubble value. For additional neighborhood level analysis of real estate trends in Boston, see the Department of Neighborhoods annual Real Estate Trends Report available on-line at:

http://www.cityofboston.gov/dnd/pdr/real_estate_trends.asp

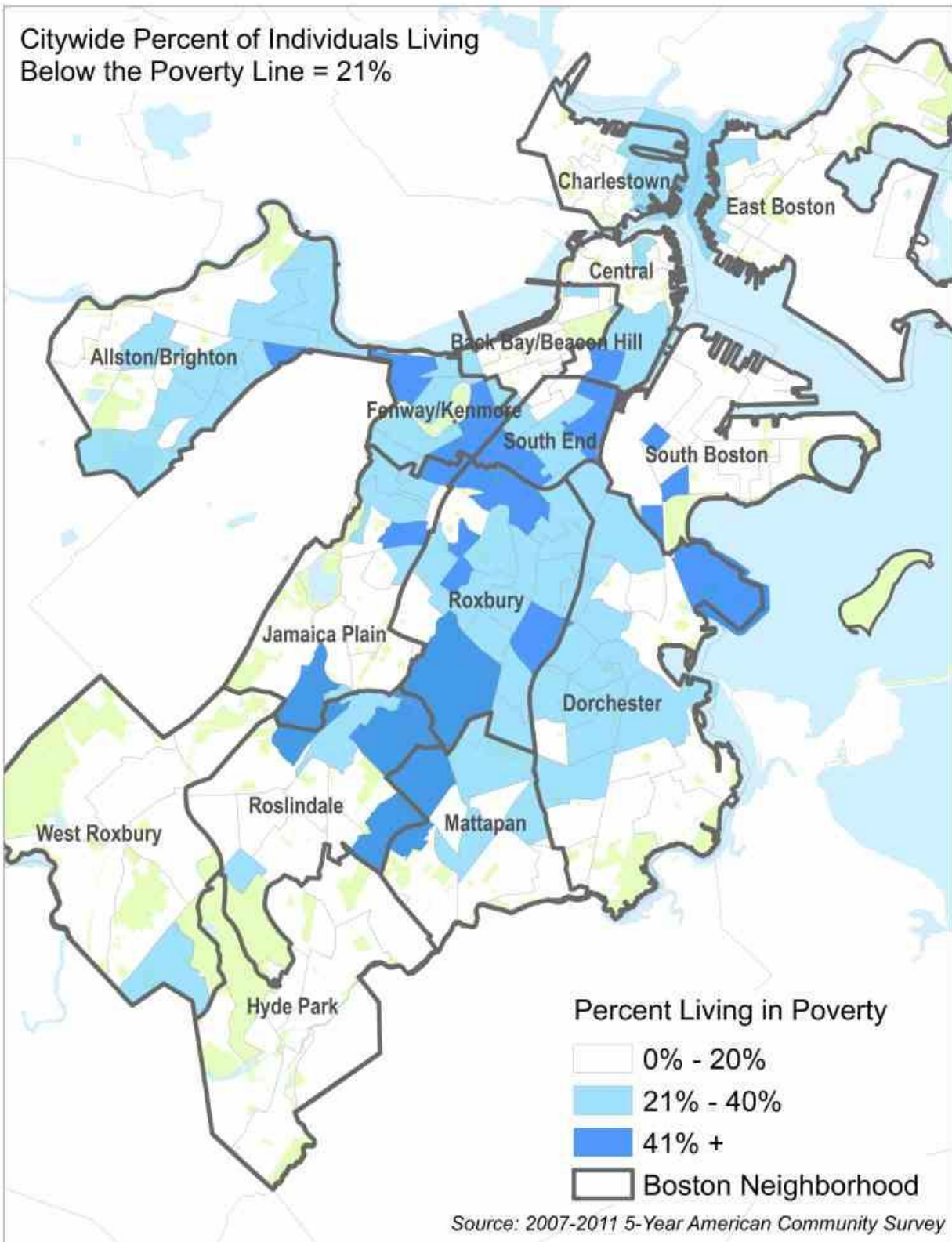
Are there any community assets in these areas/neighborhoods?

Yes. Despite significant decline in property values and the impact of the foreclosure crisis, these areas all still generally have significant community assets, including rapid transit or subway and bus service,

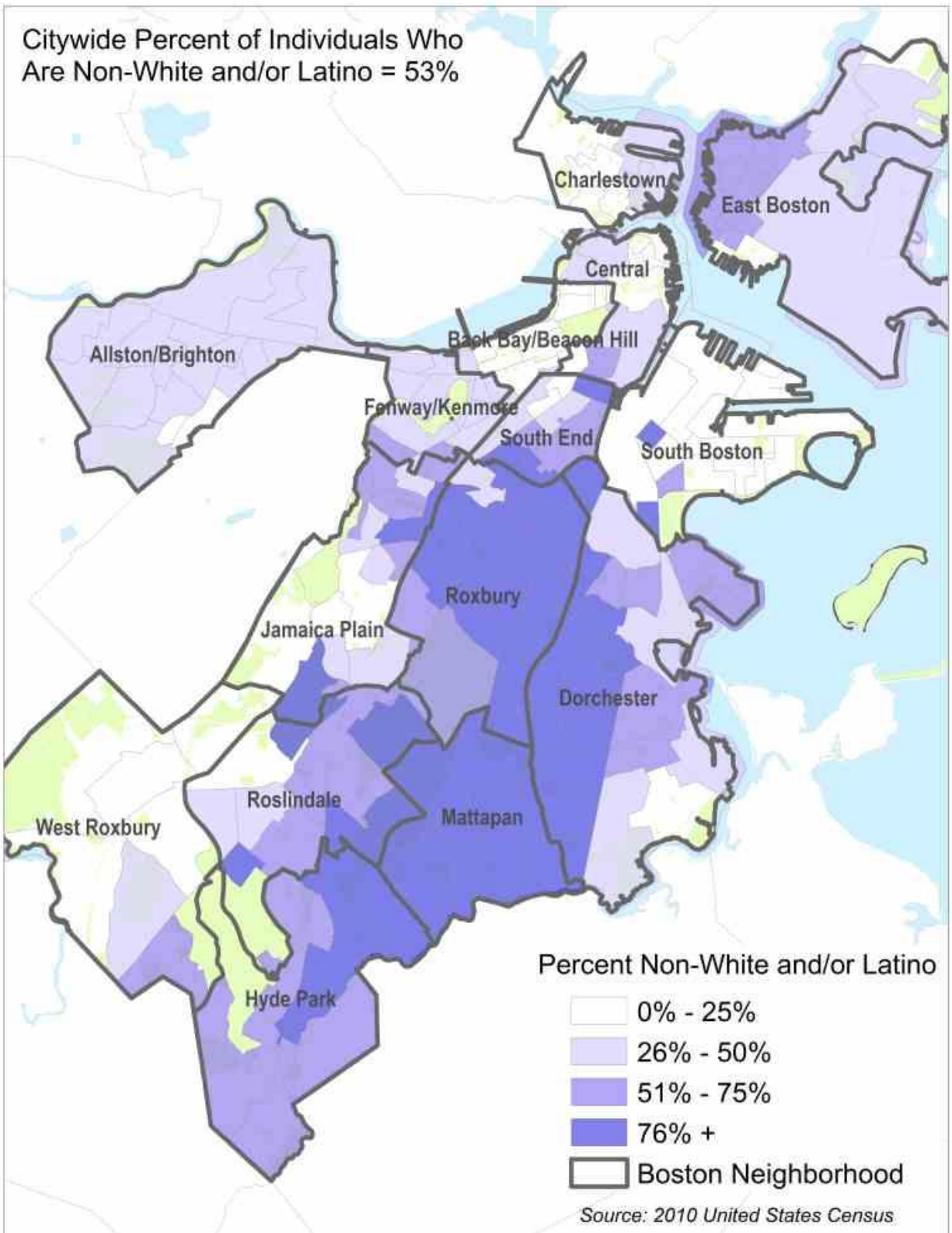
community centers, grocery stores, community organizations, Main Streets business districts and other services.

Are there other strategic opportunities in any of these areas?

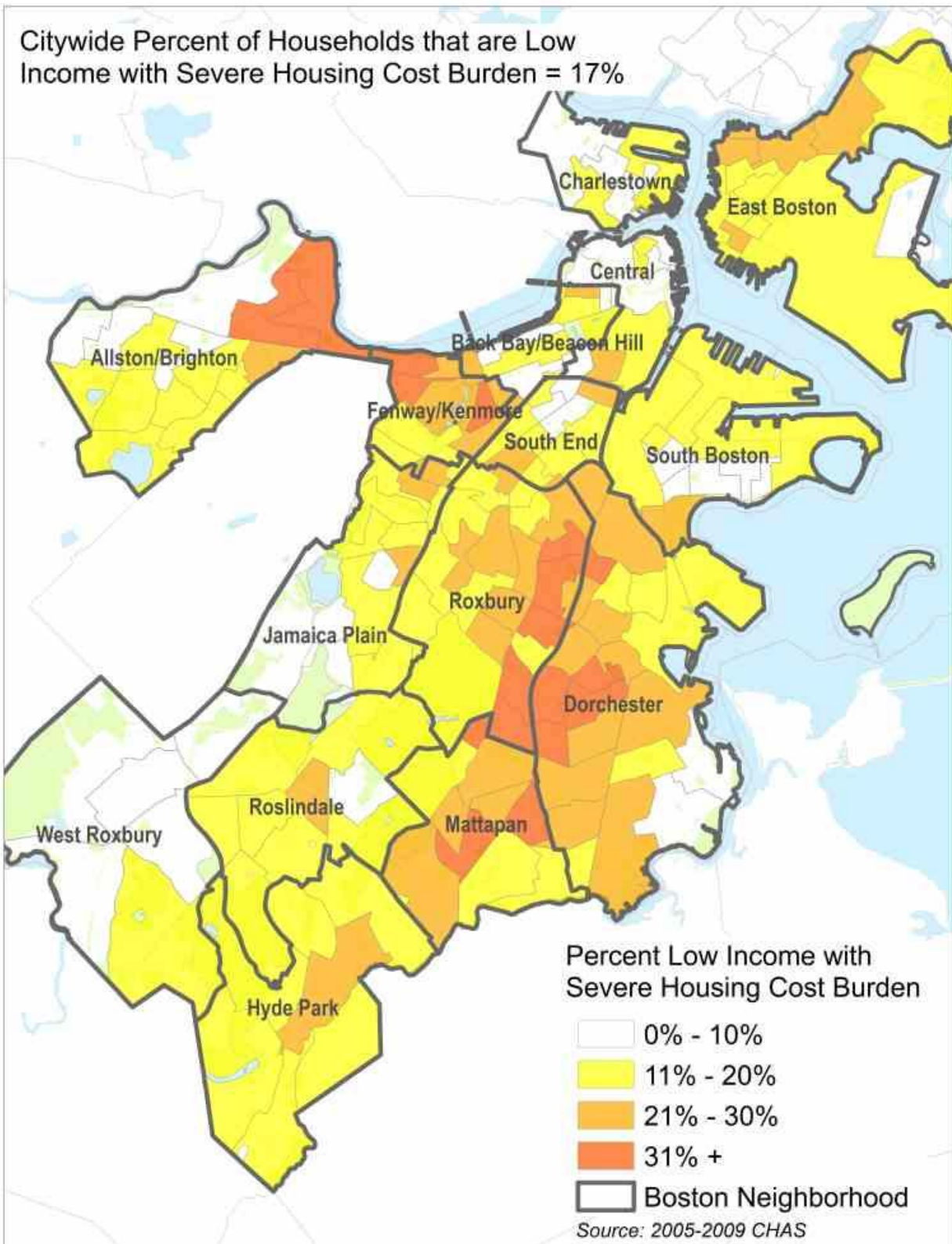
Yes. The City owns significant numbers of parcels of tax foreclosed property in many of these neighborhoods. Smaller non-buildable parcels have often been converted into small pocket parks or community gardens. After consultation with the local community, larger parcels are generally made available for redevelopment through a Request for Proposals process for affordable or market rate housing, economic development or other community-supported purposes.



Map - Poverty Distribution



Map - Distribution of Persons of Color



Map - Distribution of Low-Income Households With Severe Housing Cost Burden

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is part two of the Consolidated Plan and includes broad strategies for how we will address affordable housing, homelessness, special needs and community development needs for the upcoming 5-year period of July 1, 2013 to June 30, 2018.

PAGE	STRATEGIC PLAN SECTION
79 - 92	Geographic Priorities
93 - 104	Priority Needs: Affordable Housing, Housing Services to Homeless, Special Needs Housing and Community Development
105	Market Conditions
106 - 112	Anticipated Resources: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), Continuum of Care, Section 108 and Other Funds (federal, state and local)
113 - 115	Institutional Delivery – Framework of Partners and Organizations
116 - 125	Summary of 5-Year Goals
126 - 127	Public Housing
128	Barriers to Affordable Housing
129 - 130	Homeless Strategy
131 - 132	Lead Based Paint Hazards
133	Anti-Poverty Strategy
134-135	Monitoring

SP-10 Geographic Priorities – 91.215 (a)(1)**Geographic Area**

1	Area Name:	Quincy Corridor Choice Neighborhood
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	8/31/2012
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	<p>Western Boundary: Blue Hill Avenue from Washington Street to West Cottage Street</p> <p>Southern Boundary: Washington Street from Blue Hill Avenue to Columbia Road</p> <p>Eastern Boundary: Columbia Road from Washington Street to the Fairmount Commuter Rail Line to East Cottage Street</p> <p>Northern Boundary: West Cottage Street from Blue Hill Avenue to East Cottage Street to the Fairmount Commuter Rail Line.</p>
	Include specific housing and commercial characteristics of this target area.	<p><u>Housing Characteristics:</u> The targeted housing development for the Quincy Corridor Transformation Plan is the severely-distressed 129 unit Woodledge/Morrant Bay HUD-assisted multifamily housing development.</p> <p><u>Commercial Characteristics:</u> 150 businesses are located in the target area. The area is highly accessible to public transportation.</p>
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	<p>The Transformation Plan for the Quincy Corridor Neighborhood builds on several existing and ongoing efforts to improve this neighborhood, including Boston's <i>Circle of Promise Initiative</i>, a comprehensive community integration plan to transform public education, the <i>Blue Hill Avenue Initiative</i> to revitalize a 1-mile stretch of Blue Hill Avenue from Grove Hall to Dudley, the <i>Fairmount Collaborative</i> undertaking smart growth and transit-oriented development. The target neighborhood is within HUD's defined Neighborhood Stabilization Program to acquire and rehab foreclosed properties.</p>

	Identify the needs in this target area.	Improve the five public schools by implementing place-based supports to boost student achievement. Reduce the concentration of poverty, unemployment rate and violent crime rate. Increase the homeownership rate, reduce the number of abandoned and foreclosed properties and revitalize the target area neighborhood business districts (target area is home to five (5) Main Street Districts).
	What are the opportunities for improvement in this target area?	Beyond the revitalization of the 129 units that comprise the target development, the Plan includes elderly housing, new affordable housing and a focus on purposeful use of vacant and abandoned property. Other improvements have community wide and resident benefits such as asset building, economic development and job creation, improved school playgrounds, community facilities and upgrading internet service.
	Are there barriers to improvement in this target area?	<ul style="list-style-type: none"> The area has a very high concentration of households in poverty (32.67%) compared with a citywide poverty rate (19%). The neighborhood unemployment rate is 12% compared to 7% citywide. The Burke High School, located in the neighborhood, has been identified as one of the 10 “Turnaround” schools located in the <i>Circle of Promise</i>. 24% of the area’s properties are occupied by homeowners compared with about 32% citywide. Violent crime rate for the neighborhood is almost 24 per thousand, more than double the citywide rate of about 11.5 per thousand.
2	Area Name:	Fairmount Smart Growth Corridor
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	A half mile on either side of the Fairmount Commuter Rail Line from the Readville Station to the planned Newmarket Station.

	Include specific housing and commercial characteristics of this target area.	<p>Along the Fairmount Line corridor, land costs are high, land availability is low, and often difficult to acquire. Successful development along the corridor requires piecing together multiple properties to achieve a critical mass to create affordable housing, commercial, or mixed use developments. Additionally, because of the limited funds available to finance affordable housing projects, acquiring property also places a significant burden on developers for the 3 to 5 years or more it may take to see a project through to construction. The addition of the new transit stops will enhance commercial districts improving access to shopping opportunities in the neighborhood business districts along the corridor, including six Main Streets Districts. In addition, there are several significant commercial and/or retail economic development projects in development or planned along the corridor that will bring new employment opportunities to the residents of the station areas rather than requiring them to travel to the new jobs.</p>
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	<p>The Fairmount Line Smart Growth Corridor Project has extensive support and was prepared in coordination and consultation with City departments (housing and economic development, public works and transportation), the Boston Redevelopment Authority (BRA), the Massachusetts Bay Transportation Authority (MBTA) the Fairmount Collaborative, the Metropolitan Area Planning Council (MAPC), private foundations and neighborhood groups to maximize investments and achieve meaningful sustainable results for the residents and businesses in the neighborhoods along the Fairmount Line.</p>
	Identify the needs in this target area.	<ul style="list-style-type: none"> • To provide improved access to transit for residents of the neighborhoods along the line, connecting them to job centers and downtown. • To expand affordable housing opportunities and employment opportunities near transit for the residents of the neighborhoods by strategic land acquisition, site assembly and disposition for Transit-Oriented Development projects near the new and existing stations. • To reduce the number of vacant, underutilized or abandoned properties in the neighborhood by assisting the acquisition, planning, disposition and redevelopment of key privately-owned and City-owned parcels along the Fairmount Corridor.

	What are the opportunities for improvement in this target area?	<ul style="list-style-type: none"> • Increase in the number and percentage of Fairmount Line residents living within ½ mile of a transit stop. • Increase in the number of affordable housing units located within ½ mile of a Fairmount Line transit stop. • Increase in the number of businesses and jobs located within ½ mile of a Fairmount Line transit stop. • Complete the pre-disposition planning and have Requests for Proposals ready to issue for the disposition and redevelopment of key city-owned sites, including Cote Ford (150,000 square feet) and 65 East Cottage Street (160,000 square feet). These projects are expected to generate a substantial number of construction and permanent jobs.
	Are there barriers to improvement in this target area?	Gaining the trust of the Fairmount neighborhoods will be challenging and will require that the City and its partners to work closely with residents, community groups, business owners and other stakeholders to achieve the public participation needed to make the planning and visioning efforts successful. The high cost of land is a challenge as well, and the Development Fund will help mitigate the cost burden for developers. Providing funding for environmental investigations and partnering with other lenders will also help to overcome this obstacle. High crime, unemployment and poverty rates make it challenging to achieve the goal of increasing access to transportation and encouraging investment in the Fairmount Corridor. The planning/visioning process will identify the specific community and economic development needs within the Corridor, and will lay out a plan for overcoming these obstacles.
3	Area Name:	Whittier Street Choice Neighborhoods
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Tremont Street from Malcolm X Boulevard to Massachusetts Ave.; Mass. Ave. from Tremont Street to Melnea Cass Boulevard; Melnea Cass Boulevard from Mass Ave to Hampden Street; Hampden Street from Melnea Cass Boulevard to Dudley Street; Dudley Street from Hampden Street to Dudley Square; Malcolm X Boulevard from Dudley Square to Tremont Street. See reference map.

	Include specific housing and commercial characteristics of this target area.	The Whittier Street development was built in 1953 and is comprised of 200 units in four structures with a mix of mid-rise and low-rise structures. Seventy-five percent of the housing units in the neighborhood are public housing or subsidized housing. Fifty-three percent of the neighborhood residents live in poverty. Major economic development projects are planned for publicly-owned parcels in the neighborhood, including Parcels 9 and 10.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The target area was selected by the Boston Housing Authority in consultation with residents of the Whittier Street Apartments and the Whittier Street neighborhood as part of the application process for the Choice Neighborhoods Planning Grant.
	Identify the needs in this target area.	As part of its recently awarded Choice Neighborhoods Planning Grant, the BHA and its community partners will identify the needs in this target area.
	What are the opportunities for improvement in this target area?	As part of its recently awarded Choice Neighborhoods Planning Grant, the BHA and its community partners will identify the opportunities for improvement in this target area.
	Are there barriers to improvement in this target area?	As part of its recently awarded Choice Neighborhoods Planning Grant, the BHA and its community partners will identify the barriers to for improvement in this target area.
4	Area Name:	Allston Village Main Street
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See reference Maps 4A-4F.
	Include specific housing and commercial characteristics of this target area.	CDBG funded Main Streets serve a low and moderate income area.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Main Street Districts are selected via a citywide competitive process.
	Identify the needs in this target area.	Improve the services for low/mod income persons. Improve the economic opportunities for low/mod income persons.
	What are the opportunities for improvement in this target area?	Physical improvements through ReStore Boston and technical assistance to businesses.
	Are there barriers to improvement in this target area?	Disinvestment in neighborhood business districts and deteriorated building stock.

5	Area Name:	Bowdoin/Geneva Main Street
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See reference map.
	Include specific housing and commercial characteristics of this target area.	District is located in a low and moderate-income area.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Main Street Districts are selected via a citywide competitive process.
	Identify the needs in this target area.	Improve the services for low/mod income persons. Improve the economic opportunities for low/mod persons.
	What are the opportunities for improvement in this target area?	Physical improvements through ReStore Boston and technical assistance to businesses.
6	Area Name:	Brighton Main Street
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See reference map.
	Include specific housing and commercial characteristics of this target area.	The District is located in a low and moderate-income area.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Main Street Districts are selected via a citywide competitive process.
	Identify the needs in this target area.	Improve the services for low/mod income persons. Improve the economic opportunities for low/mod income persons.
	What are the opportunities for improvement in this target area?	Physical improvements through ReStore Boston and technical assistance to businesses.
7	Area Name:	Chinatown Main Street
	Area Type:	Local Target area

	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See reference map.
	Include specific housing and commercial characteristics of this target area.	Districts are located in a low and moderate-income area.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Main Street Districts are selected via a citywide competitive process.
	Identify the needs in this target area.	Improve the services for low/mod income persons. Improve the economic opportunities for low/mod income persons.
	What are the opportunities for improvement in this target area?	Physical improvements through ReStore Boston and technical assistance to businesses.
	Are there barriers to improvement in this target area?	Disinvestment in neighborhood business districts and deteriorated building stock.
8	Area Name:	Dudley Square Main Street
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See reference map.
	Include specific housing and commercial characteristics of this target area.	Districts are located in low and moderate-income areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Main Street Districts are selected via a citywide competitive process.
	Identify the needs in this target area.	Improve the services for low/mod income persons. Improve the economic opportunities for low/mod income persons.
	What are the opportunities for improvement in this target area?	Physical improvements through ReStore Boston and technical assistance to businesses.
	Are there barriers to improvement in this target area?	Disinvestment in neighborhood business districts and deteriorated building stock.
9	Area Name:	East Boston Main Street
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	

	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See reference map.
	Include specific housing and commercial characteristics of this target area.	Districts are located in low and moderate-income areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Main Street Districts are selected via a citywide competitive process.
	Identify the needs in this target area.	Improve the services for low/mod income persons. Improve the economic opportunities for low/mod income persons.
	What are the opportunities for improvement in this target area?	Physical improvements through ReStore Boston and technical assistance to businesses.
	Are there barriers to improvement in this target area?	Disinvestment in neighborhood business districts and deteriorated building stock.
10	Area Name:	Egleston Square Main Street
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See reference map.
	Include specific housing and commercial characteristics of this target area.	Districts are located in low and moderate-income areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Main Street Districts are selected via a citywide competitive process.
	Identify the needs in this target area.	Improve the services for low/mod income persons. Improve the economic opportunities for low/mod income persons.
	What are the opportunities for improvement in this target area?	Physical improvements through ReStore Boston and technical assistance to businesses.
	Are there barriers to improvement in this target area?	Disinvestment in neighborhood business districts and deteriorated building stock.
11	Area Name:	Fields Corner Main Street
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial

	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See reference map.
	Include specific housing and commercial characteristics of this target area.	Districts are located in low and moderate-income areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Main Street Districts are selected via a citywide competitive process.
	Identify the needs in this target area.	Improve the services for low/mod income persons. Improve the economic opportunities for low/mod income persons.
	What are the opportunities for improvement in this target area?	Physical improvements through ReStore Boston and technical assistance to businesses.
	Are there barriers to improvement in this target area?	Disinvestment in neighborhood business districts and deteriorated building stock
12	Area Name:	Four Corners Main Street
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See reference map.
	Include specific housing and commercial characteristics of this target area.	Districts are located in low and moderate-income areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Main Street Districts are selected via a citywide competitive process.
	Identify the needs in this target area.	Improve the services for low/mod income persons. Improve the economic opportunities for low/mod income persons.
	What are the opportunities for improvement in this target area?	Physical improvements through ReStore Boston and technical assistance to businesses.
	Are there barriers to improvement in this target area?	Disinvestment in neighborhood business districts and deteriorated building stock.
13	Area Name:	Greater Grove Hall Main Street
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	

	Identify the neighborhood boundaries for this target area.	See reference map.
	Include specific housing and commercial characteristics of this target area.	Districts are located in low and moderate-income areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Main Street Districts are selected via a citywide competitive process.
	Identify the needs in this target area.	Improve the services to low/mod income persons. Improve the economic opportunities for low/mod income persons.
	What are the opportunities for improvement in this target area?	Physical improvements through ReStore Boston and technical assistance to businesses.
	Are there barriers to improvement in this target area?	Disinvestment in neighborhood business districts and deteriorated building stock
14	Area Name:	Hyde Park Main Street
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See reference map.
	Include specific housing and commercial characteristics of this target area.	Districts are located in low and moderate-income areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Main Street Districts are selected via a citywide competitive process.
	Identify the needs in this target area.	Improve the services for low/mod income persons. Improve the economic opportunities for low/mod income persons.
	What are the opportunities for improvement in this target area?	Physical improvements through ReStore Boston and technical assistance to businesses.
	Are there barriers to improvement in this target area?	Disinvestment in neighborhood business districts and deteriorated building stock.
15	Area Name:	Hyde/Jackson Main Street
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See reference map.

	Include specific housing and commercial characteristics of this target area.	Districts are located in low and moderate-income areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Main Street Districts are selected via a citywide competitive process.
	Identify the needs in this target area.	Improve the services to low/mod income persons. Improve the economic opportunities for low/mod income persons.
	What are the opportunities for improvement in this target area?	Physical improvements through ReStore Boston and technical assistance to businesses.
	Are there barriers to improvement in this target area?	Disinvestment in neighborhood business districts and deteriorated building stock.
16	Area Name:	Mattapan Square Main Street
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See reference map.
	Include specific housing and commercial characteristics of this target area.	Districts are located in low and moderate-income areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Main Street Districts are selected via a citywide competitive process.
	Identify the needs in this target area.	Improve the services for low/mod income persons. Improve the economic opportunities for low/mod income persons.
	What are the opportunities for improvement in this target area?	Physical improvements through ReStore Boston and technical assistance to business.
	Are there barriers to improvement in this target area?	Disinvestment in neighborhood business districts and deteriorated building stock.
17	Area Name:	Mission Hill Main Street
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See reference map.
	Include specific housing and commercial characteristics of this target area.	Districts are located in low and moderate-income areas.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Main Street Districts are selected via a citywide competitive process.
	Identify the needs in this target area.	Improve the services for low/mod income persons. Improve the economic opportunities for low/mod income persons.
	What are the opportunities for improvement in this target area?	Physical improvements through ReStore Boston and technical assistance to businesses.
	Are there barriers to improvement in this target area?	Disinvestment in neighborhood business districts and deteriorated building stock.
18	Area Name:	St. Mark's Area Main Street
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See reference map.
	Include specific housing and commercial characteristics of this target area.	Districts are located in low and moderate-income areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Main Street Districts are selected via a citywide competitive process.
	Identify the needs in this target area.	Improve the services for low/mod income persons. Improve the economic opportunities for low/mod income persons.
	What are the opportunities for improvement in this target area?	Physical improvements through ReStore Boston and technical assistance to businesses.
	Are there barriers to improvement in this target area?	Disinvestment in neighborhood business districts and deteriorated building stock.
19	Area Name:	Uphams Corner Main Street
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See reference map.
	Include specific housing and commercial characteristics of this target area.	Districts are located in low and moderate-income areas.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Main Street Districts are selected via a citywide competitive process.
	Identify the needs in this target area.	Improve the services for low/mod persons. Improve the economic opportunities for low/mod income persons.
	What are the opportunities for improvement in this target area?	Physical improvements through ReStore Boston and technical assistance to businesses.
	Are there barriers to improvement in this target area?	Disinvestment in neighborhood business districts and deteriorated building stock.
20	Area Name:	Washington Gateway Main Street
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See reference map.
	Include specific housing and commercial characteristics of this target area.	Districts are located in low and moderate-income areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Main Street Districts are selected via a citywide competitive process.
	Identify the needs in this target area.	Improve the services for low/mod income persons. Improve the economic opportunities for low/mod income persons.
	What are the opportunities for improvement in this target area?	Physical improvements through ReStore Boston and technical assistance to businesses.
	Are there barriers to improvement in this target area?	Disinvestment in neighborhood business districts and deteriorated building stock.

Table 54 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) Unless otherwise specified, all of Boston's HUD-funded housing and community development programs are generally available to eligible low and moderate-income persons citywide. Certain programs have funding restrictions associated with a particular funding source that impose geographic restrictions. Also, CDBG-funded projects or programs such as Grassroots that rely on the Low-Mod Area (LMA) National Objective must be located within a primarily residential area in which more than 51% of residents have incomes below 80% of the Boston metropolitan area median income.

Rationale for the priorities for allocating investments geographically.

The Main Streets program is targeted to 20 neighborhood commercial business districts. CDBG funds are used for the 17 Main Street Districts that are located in qualified LMA areas. These are designated as Local Target Areas in the Consolidated Plan. The remaining 3 districts are funded with other (non-Federal) resources and are not included here.

Choice Neighborhoods (CN) funds, including the Public Safety Enhancement (PSE) grant, and the associated CDBG and Section 108 matching funds, are restricted to the Quincy Corridor Choice Neighborhood area. The funds were competitively awarded by HUD specifically for this area. The Quincy Corridor Choice Neighborhoods area was designated as a CDBG Neighborhood Revitalization Strategy Area (NRSA) in last year's Action plan. We are requesting that HUD continue the NRSA designation for the entire 5-year period covered by this Consolidated Plan. A copy of the NRSA documentation is included in the Grantee Unique Appendices in template AD-25 Administration.

The Community Challenge Planning Grant funds, including the acquisition loan pool, were competitively awarded and targeted specifically to the Fairmount Smart Growth Corridor. This area is designated as a Local Target area in this Consolidated Plan.

Lead Hazard Control Grant funds are available citywide, but are prioritized for areas with high numbers and percentages of children with elevated blood lead levels.

HOPWA funds are available to service providers throughout the three-County (Suffolk, Norfolk, and Plymouth) Eligible Metropolitan Service Area, but as most of the persons living-with HIV/AIDS are within the City of Boston, most of the funded programs are located there as well.

Most recently, The Boston Housing Authority applied for and received a \$300,000 Choice Neighborhoods Planning Grant for the Whittier Street public housing development and the surrounding neighborhood. This area has been identified as a Local Target Area for this Consolidated Plan. No other resources are targeted to this area at this time, but we expect that additional resources will be targeted when the planning grant activities are completed and an implementation grant is submitted.

Maps of these geographic target areas are included in the Action Plan.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Affordable Housing - Rental & Homeownership
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Quincy Corridor Choice Neighborhood Allston Village Main Street Bowdoin/Geneva Main Street Brighton Main Street Chinatown Main Street Dudley Square Main Street East Boston Main Street Egleston Square Main Street Fields Corner Main Street Four Corners Main Street Greater Grove Hall Main Street Hyde/Jackson Main Street Hyde Park Main Street Mission Hill Main Street St. Mark's Area Main Street Uphams Corner Main Street Washington Gateway Main Street Mattapan Square Main Street

	Associated Goals	<p>Improve the quality of owner housing.</p> <p>Improve access to affordable owner housing</p> <p>Provide Housing-Related Services to Homeless</p> <p>Increase the supply of affordable housing</p>
	Description	<p>Boston does not have enough existing affordable rental housing to meet current needs and the private market is not producing affordable rental units. By increasing the supply, the City hopes to stabilize or decrease rents of existing rental housing and expand affordable rental housing opportunities for low-income households.</p> <p>Improve access to affordable owner housing for low to moderate income homebuyers, especially minorities.</p>
	Basis for Relative Priority	<p>Boston has approximately 40,000 units of existing subsidized rental housing stock, thousands of which are at risk of loss as affordable housing due to expiring use restrictions and many thousands of units of unsubsidized multifamily rental housing at-risk of loss as affordable housing due to market conditions and/or physical condition of the property. Preserving the existing stock is a high priority - it could not be easily replaced if lost.</p> <p>Boston's extremely high sales prices make it difficult for low, moderate and even middle income renters to afford existing homeownership housing.</p>
2	Priority Need Name	Affordable Housing - Rehab of Existing Units
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p>

	Geographic Areas Affected	<p>Quincy Corridor Choice Neighborhood</p> <p>Allston Village Main Street</p> <p>Bowdoin/Geneva Main Street</p> <p>Brighton Main Street</p> <p>Chinatown Main Street</p> <p>Dudley Square Main Street</p> <p>East Boston Main Street</p> <p>Egleston Square Main Street</p> <p>Fields Corner Main Street</p> <p>Four Corners Main Street</p> <p>Greater Grove Hall Main Street</p> <p>Hyde/Jackson Main Street</p> <p>Hyde Park Main Street</p> <p>Mission Hill Main Street</p> <p>St. Mark's Area Main Street</p> <p>Uphams Corner Main Street</p> <p>Washington Gateway Main Street</p> <p>Mattapan Square Main Street</p>
	Associated Goals	<p>Improve the quality of owner housing.</p> <p>Improve quality existing affordable rental housing</p>
	Description	<p>Provide financial and technical assistance to Boston's homeowners to make needed property improvements. Activities include small-scale rehab of owner-occupied 1-4 family buildings; emergency repairs and substantial rehab for senior homeowners; substantial rehab of city-purchased REOs; lead-based paint abatement in homes with young children.</p>
	Basis for Relative Priority	<p>Lower income homeowners, especially seniors, often do not have sufficient savings to pay for the full cost of needed repairs and may not be able to obtain conventional financing at affordable rates due to limited incomes. Also, the program enables the City to rehabilitate and recycle abandoned City-owned buildings and REO properties to increase homeownership opportunities for low and moderate income families.</p> <p>Lower-income homeowners and small investor-owners often cannot afford to abate lead hazards or must increase rents to do so, resulting in displacement or increasing the housing cost burden of low-income households. This puts children under age 6 living in such properties at risk of lead paint poisoning.</p>
3	Priority Need Name	Housing-Related Services to Homeless
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Quincy Corridor Choice Neighborhood Allston Village Main Street Bowdoin/Geneva Main Street Brighton Main Street Chinatown Main Street Dudley Square Main Street East Boston Main Street Egleston Square Main Street Fields Corner Main Street Four Corners Main Street Greater Grove Hall Main Street Hyde/Jackson Main Street Hyde Park Main Street Mission Hill Main Street St. Mark's Area Main Street Uphams Corner Main Street Washington Gateway Main Street Mattapan Square Main Street
	Associated Goals	Provide Housing-Related Services to Homeless
	Description	Provide housing-related services to reduce the number of homeless. Federal funding from the McKinney Vento Homeless Assistance Act Programs supports permanent and transitional housing and supportive services for homeless individuals and families; programs that provide leasing funds to help house chronically homeless individuals and homeless persons with disabilities. CDBG funds are used for emergency rental assistance and ESG funds provide shelter operating costs, homeless prevention and services.

	Basis for Relative Priority	Boston has approximately 5600 homeless persons and 23,890 households with "worst case housing needs" who are considered at risk of becoming homeless (households with incomes up to 30% of the area median income that are paying over 50% of their household income for housing costs) .
4	Priority Need Name	Supportive Housing for Persons with AIDS
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Quincy Corridor Choice Neighborhood Allston Village Main Street Bowdoin/Geneva Main Street Brighton Main Street Chinatown Main Street Dudley Square Main Street East Boston Main Street Egleston Square Main Street Fields Corner Main Street Four Corners Main Street Greater Grove Hall Main Street Hyde/Jackson Main Street Hyde Park Main Street Mission Hill Main Street St. Mark's Area Main Street Uphams Corner Main Street Washington Gateway Main Street Mattapan Square Main Street
	Associated Goals	Increase Housing Options for Persons with HIV/AIDS
	Description	Provide housing related services to Persons with HIV/AIDS using federal HOPWA funds primarily to provide tenant-based rental assistance and housing related supportive services. These services are provided in the Boston HOPWA Entitlement Metropolitan Service Area comprised of Suffolk, Plymouth and Norfolk Counties.

	Basis for Relative Priority	There are 6,777 persons living with AIDS/HIV in the Boston EMSA; 5,000 or 74% of these persons with HIV/AIDS live in the City of Boston. One of the most significant problems faced by low-income persons with AIDS is retaining or obtaining affordable housing. Persons with HIV/AIDs often lose employment due to illness-related problems.
5	Priority Need Name	Community Development - Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Quincy Corridor Choice Neighborhood Allston Village Main Street Bowdoin/Geneva Main Street Brighton Main Street Chinatown Main Street Dudley Square Main Street East Boston Main Street Egleston Square Main Street Fields Corner Main Street Four Corners Main Street Greater Grove Hall Main Street Hyde/Jackson Main Street Hyde Park Main Street Mission Hill Main Street St. Mark's Area Main Street Uphams Corner Main Street Washington Gateway Main Street Mattapan Square Main Street
	Associated Goals	Increase the Self-Sufficiency of Low-Income People Increase Employment Opportunities
	Description	To fund programs that have a long-range goal of helping low-income individuals begin to move out of poverty. These self-sufficiency programs focus in three areas: 1) Adult Literacy, 2) After school and other youth services, 3) Counseling and other supportive services for adults and are offered locally in neighborhood facilities.

	Basis for Relative Priority	Targeted social services are designed to assist low and moderate income residents to achieve economic self-sufficiency and reduce poverty.
6	Priority Need Name	Employment Opportunities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Quincy Corridor Choice Neighborhood Allston Village Main Street Bowdoin/Geneva Main Street Brighton Main Street Chinatown Main Street Dudley Square Main Street East Boston Main Street Egleston Square Main Street Fields Corner Main Street Four Corners Main Street Greater Grove Hall Main Street Hyde/Jackson Main Street Hyde Park Main Street Mission Hill Main Street St. Mark's Area Main Street Uphams Corner Main Street Washington Gateway Main Street Mattapan Square Main Street
	Associated Goals	Increase the Self-Sufficiency of Low-Income People Revitalize Business Districts Increase Employment Opportunities Provide Business Technical Assistance

	Description	Assistance is provided to businesses that will either create additional jobs and/or provide expanded services to a low and moderate income area. Small businesses are provided managerial and financial products and services. Larger scale economic development projects that either create or retain jobs for low-income persons or provide necessary business services to low and moderate income areas, can apply for funding for acquisition, construction, rehabilitation or working capital loans for commercial and industrial projects.
	Basis for Relative Priority	Projects either create or retain jobs for low-income persons or provide services such as restaurants, grocery stores, etc. in low and moderate income areas.
7	Priority Need Name	Revitalize Neighborhood Business Districts
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Quincy Corridor Choice Neighborhood Allston Village Main Street Bowdoin/Geneva Main Street Brighton Main Street Chinatown Main Street Dudley Square Main Street East Boston Main Street Egleston Square Main Street Fields Corner Main Street Four Corners Main Street Greater Grove Hall Main Street Hyde/Jackson Main Street Hyde Park Main Street Mission Hill Main Street St. Mark's Area Main Street Uphams Corner Main Street Washington Gateway Main Street Mattapan Square Main Street

	Associated Goals	Revitalize Business Districts Increase Employment Opportunities Improve Neighborhood Storefronts
	Description	Boston Main Streets provides assistance to designated Main Street districts in 5 areas: 1. Design, 2. Organizational, 3. Promotional, 4. Economic Restructuring and 5. Technology. The ReStore program provides financial assistance for moderate to substantial exterior, facade improvements, signage and window graphics for businesses located in neighborhood commercial areas.
	Basis for Relative Priority	Attractive neighborhood commercial districts are important to creating a strong business district and encourage private investment. They also contribute to public safety and the property values of the surrounding residential areas. CDBG funds are used for projects in low/mod areas, local funds are used for projects in non-low/mod areas.
8	Priority Need Name	Brownfield Sites
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Other

	Geographic Areas Affected	Quincy Corridor Choice Neighborhood Allston Village Main Street Bowdoin/Geneva Main Street Brighton Main Street Chinatown Main Street Dudley Square Main Street East Boston Main Street Egleston Square Main Street Fields Corner Main Street Four Corners Main Street Greater Grove Hall Main Street Hyde/Jackson Main Street Hyde Park Main Street Mission Hill Main Street St. Mark's Area Main Street Uphams Corner Main Street Washington Gateway Main Street Mattapan Square Main Street
	Associated Goals	Abate Brownfield Sites for Redevelopment
	Description	This program investigates tests, analyzes and removes environmental hazards on foreclosed and surplus buildings and land in order to protect the public's health and safety and facilitate the redevelopment of these brownfield parcels.
	Basis for Relative Priority	The City owns many sites that pose a risk to the health and safety of abutting residents and are difficult to redevelop due to the presence of environmental hazards.
9	Priority Need Name	Community Development - Public Facilities
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development

	Geographic Areas Affected	Quincy Corridor Choice Neighborhood Allston Village Main Street Bowdoin/Geneva Main Street Brighton Main Street Chinatown Main Street Dudley Square Main Street East Boston Main Street Egleston Square Main Street Fields Corner Main Street Four Corners Main Street Greater Grove Hall Main Street Hyde/Jackson Main Street Hyde Park Main Street Mission Hill Main Street St. Mark's Area Main Street Uphams Corner Main Street Washington Gateway Main Street Mattapan Square Main Street
	Associated Goals	Improve the Quality of Neighborhood Facilities
	Description	The Partners with Nonprofits Program offers financial support to community based non-profit organizations to undertake physical improvements to their facilities. For example, to make capital repairs to increase accessibility for persons with disabilities. Public Capital Improvement funding is also available for beautification projects such as clocks, benches, banners and planting.
	Basis for Relative Priority	The strength of Boston's neighborhoods lies in the rich blend of the people that live in them, the businesses that operate there, and the non-profit organizations that open their doors to the public to create common ground. Yet many small non-profit facilities must struggle to survive; the vibrancy these organizations or institutions add to the health of the neighborhood often goes unnoticed. The City of Boston wants to support those organizations that are invested in our neighborhoods by investing in them.
10	Priority Need Name	Redevelop city-owned vacant land and buildings
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Other
	Geographic Areas Affected	Quincy Corridor Choice Neighborhood Allston Village Main Street Bowdoin/Geneva Main Street Brighton Main Street Chinatown Main Street Dudley Square Main Street East Boston Main Street Egleston Square Main Street Fields Corner Main Street Four Corners Main Street Greater Grove Hall Main Street Hyde/Jackson Main Street Hyde Park Main Street Mission Hill Main Street St. Mark's Area Main Street Uphams Corner Main Street Washington Gateway Main Street Mattapan Square Main Street
	Associated Goals	Support development of community gardens
	Description	A variety of programs are designed to restore City-owned vacant land and properties to productive use. The work involves maintenance, site assessment and disposition of residential, commercial and industrial properties acquired through tax foreclosure and surplus.
	Basis for Relative Priority	Vacant properties are blight in the neighborhood and lost revenue for the City.

**Table 55 – Priority Needs Summary
Narrative (Optional)**

SP-30 Influence of Market Conditions – 91.215 (b)**Influence of Market Conditions**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High market-rate rents in most neighborhoods of Boston combined with Fair Market Rents that lag significantly behind actual rents will limit the ability of Housing Choice Voucher holders and holders of other forms of TBRA such as Shelter Plus Care to successfully obtain rental housing.
TBRA for Non-Homeless Special Needs	Same as above
New Unit Production	The recovery of the housing market combined with rising market-rate rents has already spurred an increase in new housing unit production, especially market-rate rental housing. The City has set an aggressive target of creating 30,000 new housing units by 2020.
Rehabilitation	The recovery of the housing market has restored much of the equity lost during the housing market crash. This combined with a large volume of maintenance deferred during the downturn and historically low interest rates should support an increase in rehab activity, especially homeowner rehab. This is being borne out by increased demand for DND's HomeWorks program.
Acquisition, including preservation	While median sales prices have largely recovered to their pre-crash levels, the volume of sales is still lagging despite historically low interest rates. Tighter lending restrictions combined with uncertainty in the job market are contributing to the slow recovery of homebuyer acquisition activity. On the other hand, the strong market-rate rental housing market is making the conversion of subsidized rental housing to market rate housing an attractive opportunity for the owners of such properties. Properties with expiring use restrictions are now more at-risk of being lost to the affordable housing stock, making preservation more of a priority.

Table 56 – Influence of Market Conditions

	2000 Census	2010 Census	Change	% Change	2005-2009 ACS	2006-2010 ACS	2007-2011 ACS
Total Population	589,141	617,594	28,453	4.8%	625,304	602,609	609,942
Total Households	239,528	252,699	13,171	5.5%	237,397	245,857	247,621
Median HH Income	\$39,626	N/A	N/A	N/A	\$52,433	\$50,684	\$51,739
Total Housing Units	251,935	272,481	20,546	8.2%	260,619	270,470	272,007

Table 57 - Demographics: US Census 2000 and 2010

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**Introduction**

Due to Congressional gridlock, the Federal FY13 budget for HUD and other departments was not approved until well into the Fiscal Year. As a result, HUD just recently issued the FY13 allocation amounts for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), the Housing Opportunities for Persons With AIDS (HOPWA) and the Emergency Solutions Grant (ESG) programs. We normally receive these in November or December. We delayed issuing the Draft Plans as long as possible in hopes that the allocations would become available and we could provide accurate budget information.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	16,834,371	2,000,000	2,102,867	20,937,238	67,337,484	Amount for remainder of Con Plan is estimated as 4 times the Year 1 allocation amount.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	4,418,285	480,000	1,000,000	5,898,285	17,673,140	Amount for remainder of Con Plan is estimated as 4 times the Year 1 allocation amount.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,087,647	0	0	2,087,647	8,350,588	Amount for remainder of Con Plan is estimated as 4 times the Year 1 allocation amount.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,161,878	0	0	1,161,878	4,647,512	Amount for remainder of Con Plan is estimated as 4 times the Year 1 allocation amount.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Continuum of Care	public - federal	Admin and Planning Permanent housing in facilities Permanent housing placement Public Services Rapid re-housing (rental assistance) Rental Assistance Supportive services TBRA Transitional housing	23,623,700	0	0	23,623,700	94,494,800	Competitive grant. FY12 Tier 1 renewal awards have been announced, Tier 2 awards are still pending. FY13 NOFA has not yet been issued. Year 1 grant amount is estimated based on the FY12 renewal amount. Amount for remainder of Con Plan is estimated as 4 times the Year 1 amount.
Section 108	public - federal	Economic Development	5,000,000	0	0	5,000,000	20,000,000	Boston received a \$69.7 million Section 108 loan guarantee funding reservation in 2010? for its Boston Invests In Growth Loan Fund. To date, \$19.67 million has been awarded. We anticipate awarding an additional \$5 million for Year 1, leaving a balance of \$45 million to be expended by the 9/30/2015.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition	720,000	0	0	720,000	1,145,160	In November of 2011, Boston was awarded a \$1.87 million HUD Community Challenge Planning grant for planning and strategic land acquisition to facilitate smart growth and transit-oriented development along the Fairmount Commuter Rail Line in conjunction with the construction of four new MBTA stations and improvements to existing stations.
Other	public - federal	Acquisition Admin and Planning Economic Development Housing Multifamily rental new construction Multifamily rental rehab Public Improvements Public Services	1,352,250	0	0	1,352,250	6,717,750	Competitive Grant targeted to the redevelopment of the severely distressed HUD-assisted Woodledge/Morant Bay housing development and the provision of services and physical improvements in the Quincy Corridor Choice Neighborhoods target neighborhood.
Other	public - federal	Homeowner rehab	1,126,994	0	0	1,126,994	1,373,000	Boston was awarded \$2.475 million in September of 2011 to continue implementation for 36-months of its comprehensive program to reduce the hazards of lead-based paint in approximately 240 privately owned housing units.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Other	350,324	0	0	350,324	201,296	HUD grant to fund ongoing environmental monitoring of the municipal building in Dudley Square.
Other	public - state	Homebuyer assistance Homeowner rehab Rental Assistance	365,000	0	0	365,000	130,000	
Other	public - local	Acquisition Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	5,500,000	0	0	5,500,000	22,000,000	Leading the Way (LTW) is Boston's multi -year housing strategy focusing in key areas such as: 1. Housing Boston's workforce; 2. Reversing the rise in homelessness; 3. Addressing the foreclosure crisis; and 4. Preserving and stabilizing rental housing. Local public funds are matched with private resources.
Other	public - local	Admin and Planning Economic Development Homebuyer assistance Homeowner rehab Public Services Other	4,123,194	0	0	4,123,194	16,492,776	City operating funds support staff costs in several programs and within DND's administration and planning divisions.
Other	public - local	Economic Development	244,250	0	0	244,250	0	Net earnings above the City's cost of Section 108 loans.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Homebuyer assistance Homeowner rehab	675,000	0	0	675,000	225,000	THE IDF fund is a grant from the Boston Redevelopment Authority (BRA) to assist middle-income homebuyers. The fund is capitalized through fees paid by private developers in lieu of building on-site inclusionary affordable housing.

Table 58 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The HOME match is documented every year in Boston's annual performance report (CAPER) and is met by a combination of State rental assistance and non-Federal funds such as *Leading the Way*, Neighborhood Development Fund, etc. We leverage \$12.24 in additional financing for every dollar in HOME assistance the City provided earning Boston a leverage ranking in the 100th percentile nationally based on HUD's most recent HOME Program Performance Snapshot (12/31/12). The most significant resource leveraged by our HUD funds is the Low Income Housing Tax Credit (LIHTC).

The ESG program requires that grantees match the funding received from HUD. The City meets this requirement by requiring that its non-profit sub-recipients identify eligible sources of matching funds as part of their application to the City for ESG funds. They are required to provide documentation of the availability of the matching funds as part of DND's routine sub-recipient monitoring.

LEVERAGE: Several of the programs included in this Action Plan are directly linked to the implementation of the housing production goals of *Leading the Way*. The City allocates substantial amounts of its HUD funds as well as City funds towards these goals. The following chart is a brief summary of the resources the City committed to these housing programs in the current Program Year ending 6/30/13 and proposes to commit for the upcoming year starting 7/01/13.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Boston strives to expand affordable housing opportunities and employment opportunities utilizing strategic land acquisition, site assembly and disposition. City owned tax foreclosed property is available for larger scale development, two current projects – **Quincy Heights** and **Quincy Commons** are examples. Another example is the **Fairmount Corridor Initiative** that will reduce the number of vacant, underutilized or abandoned properties in the neighborhood by assisting the acquisition, planning, disposition and redevelopment of key privately-owned and City-owned parcels such as Cote Ford (150,000 square feet) and 65 East Cottage Street (160,000 square feet). These projects are expected to generate a substantial number of construction and permanent jobs. **Grassroots** is another example where vacant city-owned land supports the development of community gardens by neighborhood groups and non-profits.

Discussion

Please see above response.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Department of Neighborhood Development	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities	Jurisdiction
Office of Jobs and Community Services	Sub recipient	public services	Jurisdiction
Boston Housing Authority	PHA	Public Housing	Jurisdiction
Boston Fair Housing Commission	Government	public services	Jurisdiction
Boston Main Streets	Sub recipient	Economic Development neighborhood improvements	Jurisdiction
Metropolitan Boston Housing Partnership, Inc.	Sub recipient	Homelessness Non-homeless special needs Rental	Region
Dorchester Bay Economic Development Corporation	CHDO	Economic Development Ownership Rental neighborhood improvements	Other

Table 59 - Institutional Delivery Structure**Assess of Strengths and Gaps in the Institutional Delivery System**

Boston is fortunate to have an extremely well-developed and experienced institutional infrastructure for the delivery of housing and community development programs. The table above lists just the major organizations. It is not feasible to list all of the hundreds of organizations the City contracts with each year. Out of the City's 20 CDCs, we have singled out Dorchester Bay EDC to list here due to its role a co-grantee on the City's Choice Neighborhoods grant. Selection of many sub recipients has not yet

occurred because they are selected through competitive Requests for Proposals that will be issued at different times throughout the year. We do not feel that there are any major gaps in the institutional delivery system at this time.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	Yes	Yes	Yes
Legal Assistance	Yes	Yes	Yes
Mortgage Assistance	Yes	Unknown	Unknown
Rental Assistance	Yes	Yes	Yes
Utilities Assistance	Yes	Yes	Yes
Street Outreach Services			
Law Enforcement	Yes	Yes	Yes
Mobile Clinics	Yes	Yes	Yes
Other Street Outreach Services	Yes	Yes	Yes
Supportive Services			
Alcohol & Drug Abuse	Yes	Yes	Yes
Child Care	Yes	Yes	Yes
Education	Yes	Yes	Yes
Employment and Employment Training	Yes	Yes	Yes
Healthcare	Yes	Yes	Yes
HIV/AIDS	Yes	Yes	Yes
Life Skills	Yes	Yes	Yes
Mental Health Counseling	Yes	Yes	Yes
Transportation	Yes	Yes	Yes

Table 60 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The CoC Board (the Leadership Council) is charged with overseeing implementation strategies regarding housing and services that will lead to the overall reduction in homelessness. The Council meets monthly to review progress and implementation strategies.

Boston's monthly Street Homelessness Task Force convenes outreach, business, faith and community groups to problem solve housing, treatment or shelter needs. Outreach teams meet bi-weekly to assess, assist and house adults living on the street. Agencies address housing concurrently with substance abuse, mental health or health care needs using a Housing First approach.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Department of Neighborhood Development (DND), on behalf of the City of Boston, is the applicant for the Continuum of Care (CoC) funds and also the recipient of HOPWA, CDBG and ESG grants. Therefore, all our planning processes for these funds are part of the Consolidated Plan and resources are coordinated. We have developed an overall multi-year housing strategy (Leading the Way) with specific targets for major reductions in homelessness for both individuals and families.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

We do not believe that there are any major gaps in the institutional structure and service delivery system at this time.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve the quality of owner housing.	2013	2017	Affordable Housing	Quincy Corridor Choice Neighborhood	Affordable Housing - Rental & Homeownership Affordable Housing - Rehab of Existing Units	CDBG: \$4,008,225 City Operating Funds: \$276,416 Comm of Massachusetts: \$100,000 Inclusionary Development Fund (IDF): \$425,000 Leading the Way (LTW): \$1,675,000	Homeowner Housing Rehabilitated: 1674 Household Housing Unit
2	Improve access to affordable owner housing	2013	2017	Affordable Housing		Affordable Housing - Rental & Homeownership	CDBG: \$976,383 City Operating Funds: \$264,123 Comm of Massachusetts: \$100,000 Inclusionary Development Fund (IDF): \$250,000 Leading the Way (LTW): \$500,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
3	Improve quality existing affordable rental housing	2013	2017	Affordable Housing Homeless	Quincy Corridor Choice Neighborhood	Affordable Housing - Rehab of Existing Units	CDBG: \$603,682 HOME: \$1,602,293 FY10/11 Choice Neighborhoods Implementation Grant: \$200,000 Leading the Way (LTW): \$1,850,000	Rental units rehabilitated: 331 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Increase the supply of affordable housing	2013	2017	Affordable Housing	Quincy Corridor Choice Neighborhood Fairmount Smart Growth Corridor	Affordable Housing - Rental & Homeownership	CDBG: \$848,308 HOME: \$3,585,249 Community Challenge: \$600,000 Leading the Way (LTW): \$1,150,000	Rental units constructed: 250 Household Housing Unit Homeowner Housing Added: 21 Household Housing Unit
5	Provide Housing-Related Services to Homeless	2013	2017	Affordable Housing Homeless		Affordable Housing - Rental & Homeownership Housing-Related Services to Homeless	CDBG: \$247,000 ESG: \$1,161,878 Continuum of Care: \$23,623,700 Comm of Massachusetts: \$165,000 Leading the Way (LTW): \$250,000	Tenant-based rental assistance / Rapid Rehousing: 555 Households Assisted Homelessness Prevention: 4288 Persons Assisted
6	Increase Housing Options for Persons with HIV/AIDS	2013	2017	Affordable Housing Non-Homeless Special Needs		Supportive Housing for Persons with AIDS	HOPWA: \$2,087,647	Housing for People with HIV/AIDS added: 925 Household Housing Unit
7	Support development of community gardens	2013	2017	Non-Housing Community Development		Redevelop city-owned vacant land and buildings	CDBG: \$378,750	Other: 4 Other
8	Abate Brownfield Sites for Redevelopment	2013	2017	suitable living environment	Fairmount Smart Growth Corridor	Brownfield Sites	CDBG: \$1,456,565 Inclusionary Development Fund (IDF): \$300,000 Lead Paint Abatement: \$251,620	Brownfield acres remediated: 500 Acre
9	Increase the Self-Sufficiency of Low-Income People	2013	2017	Social services	Quincy Corridor Choice Neighborhood	Community Development - Public Services Employment Opportunities	CDBG: \$13,793,065 Inclusionary Development Fund (IDF): \$3,386,250	Public service activities other than Low/Moderate Income Housing Benefit: 38500 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Improve the Quality of Neighborhood Facilities	2013	2017	Public and neighborhood facility improvement	Quincy Corridor Choice Neighborhood	Community Development - Public Facilities	CDBG: \$2,758,613 City Operating Funds: \$20,185 FY10/11 Choice Neighborhoods Implementation Grant: \$100,000	Other: 32 Other
11	Revitalize Business Districts	2013	2017	Non-Housing Community Development	Quincy Corridor Choice Neighborhood Allston Village Main Street Bowdoin/Geneva Main Street Brighton Main Street Chinatown Main Street Dudley Square Main Street East Boston Main Street Egleston Square Main Street Fields Corner Main Street Four Corners Main Street Greater Grove Hall Main Street Hyde/Jackson Main Street Hyde Park Main Street Mission Hill Main Street St. Mark's Area Main Street Uphams Corner Main Street Washington Gateway Main Street Mattapan Square Main Street Fairmount Smart Growth Corridor	Employment Opportunities Revitalize Neighborhood Business Districts	CDBG: \$1,658,534 Section 108: \$184,250 City Operating Funds: \$49,491 Community Challenge: \$80,000	Jobs created/retained: 480 Jobs Businesses assisted: 125 Businesses Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Increase Employment Opportunities	2013	2017	Non-Housing Community Development	Quincy Corridor Choice Neighborhood Allston Village Main Street Bowdoin/Geneva Main Street Brighton Main Street Chinatown Main Street Dudley Square Main Street East Boston Main Street Egleston Square Main Street Fields Corner Main Street Four Corners Main Street Greater Grove Hall Main Street Hyde/Jackson Main Street Hyde Park Main Street Mission Hill Main Street St. Mark's Area Main Street Uphams Corner Main Street Washington Gateway Main Street Mattapan Square Main Street Fairmount Smart Growth Corridor	Community Development - Public Services Employment Opportunities Revitalize Neighborhood Business Districts	CDBG: \$7,412,345 Section 108: \$43,000,000	Jobs created/retained: 2235 Jobs Businesses assisted: 2770 Businesses Assisted
13	Increase rate of successful low-income homebuyers	2013	2017	Affordable Housing			CDBG: \$982,996	Public service activities for Low/Moderate Income Housing Benefit: 3725 Households Assisted Other: 700 Other

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Increase the supply of lead safe housing	2013	2017	Affordable Housing			CDBG: \$185,930 Lead Paint Abatement: \$976,994	Rental units rehabilitated: 63 Household Housing Unit Homeowner Housing Rehabilitated: 63 Household Housing Unit
15	Support Community Housing Development Org (CHDO)	2013	2017	Affordable Housing			HOME: \$220,914	Other: 11 Other
16	Housing counseling to vulnerable populations	2013	2017	Affordable Housing			CDBG: \$404,252	Public service activities for Low/Moderate Income Housing Benefit: 490 Households Assisted
17	Prevent loss of subsidized housing stock	2013	2017	Affordable Housing			CDBG: \$268,000 Leading the Way (LTW): \$75,000	Other: 30 Other
18	Improve Neighborhood Storefronts	2013	2017	Non-Housing Community Development	Quincy Corridor Choice Neighborhood	Revitalize Neighborhood Business Districts	CDBG: \$934,459 Section 108: \$60,000 City Operating Funds: \$32,997 FY10/11 Choice Neighborhoods Implementation Grant: \$100,000	Facade treatment/business building rehabilitation: 124 Business
19	Provide Business Technical Assistance	2013	2017	Non-Housing Community Development		Employment Opportunities	CDBG: \$638,410 City Operating Funds: \$22,408	Businesses assisted: 544 Businesses Assisted
20	Reduce City's Inventory of Vacant Buildings & Land	2013	2017	Non-Housing Community Development			CDBG: \$54,152 City Operating Funds: \$295,269	Other: 35 Other

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
21	Maintain City-Owned Buildings & Lots	2013	2017				CDBG: \$290,700 City Operating Funds: \$1,447,920	Other: 150 Other
22	Demolish Blighted Buildings	2013	2017	Clearance and Demolition			CDBG: \$446,099	Buildings Demolished: 2 Buildings
23	Expand Fair Housing Choice and Access	2013	2017	Affordable Housing			CDBG: \$437,282	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
24	Provide Research & Reports	2013	2017	Planning and Administration			CDBG: \$342,174 City Operating Funds: \$84,218 Community Challenge: \$10,000 FY10/11 Choice Neighborhoods Implementation Grant: \$100,000	Other: 125 Other
25	Administration	2013	2017	Administration			CDBG: \$2,831,254 HOME: \$489,829 City Operating Funds: \$1,578,967 Community Challenge: \$30,000 FY10/11 Choice Neighborhoods Implementation Grant: \$175,000 Lead Paint Abatement: \$150,000	Other: 1 Other

Table 61 – Goals Summary

Goal Descriptions

1	Goal Name	Improve the quality of owner housing.
	Goal Description	Lower income homeowners, especially seniors, often do not have sufficient savings to pay for the full cost of needed repairs and may not be able to obtain conventional financing at affordable rates due to limited incomes. Also, the program enables the City to rehabilitate and recycle abandoned City-owned buildings and REO properties to increase homeownership opportunities for low and moderate income families. We estimate serving 1674 housing units a year.
2	Goal Name	Improve access to affordable owner housing
	Goal Description	This program provides downpayment and closing cost assistance to graduates of approved homebuyer counseling courses to enable Boston residents to become first-time homebuyers and to buy REO properties in high-foreclosure neighborhoods. We estimate assisting 100 home purchases a year.
3	Goal Name	Improve quality existing affordable rental housing
	Goal Description	This Program provides loans to non-profit and for-profit developers for the acquisition and/or rehab of occupied buildings. We expect to commit funding to 331 existing units in PY13. All funds are made available through competitive request for proposals. Larger projects are required to set aside a percentage of units for the homeless.
4	Goal Name	Increase the supply of affordable housing
	Goal Description	This program makes funding available to assist non-profit and for-profit developers with the cost of developing new affordable rental housing and homeownership housing units through new construction, substantial rehabilitation and/or adaptive reuse of non-residential properties. Funds are made available via competitive requests for proposals.
5	Goal Name	Provide Housing-Related Services to Homeless
	Goal Description	This program provides housing-related services to the homeless. It is funded primarily through federal McKinney Vento Homeless Assistance Act Programs that supports permanent and transitional housing and supportive services for homeless individuals and families; funds programs that provide leasing funds to help house chronically homeless individuals and homeless persons with disabilities. CDBG funds are used for emergency rental assistance and ESG funds provide shelter operating costs, homeless prevention and services. The annual service level is 4288 individuals and 555 placements in permanent housing.

6	Goal Name	Increase Housing Options for Persons with HIV/AIDS
	Goal Description	This program provides housing related services to Persons with HIV/AIDS using HOPWA funds primarily to provide tenant-based rental assistance and housing related supportive services. These services are provided in the Boston HOPWA Entitlement Metropolitan Service Area (Suffolk, Plymouth and Norfolk Counties). We anticipate serving 925 persons a year.
7	Goal Name	Support development of community gardens
	Goal Description	The Grassroots program supports the development of community gardens on vacant city-owned land; 3-5 garden projects are committed a year.
8	Goal Name	Abate Brownfield Sites for Redevelopment
	Goal Description	The City owns many sites that pose a risk to the health and safety of abutting residents and are difficult to redevelop due to the presence of environmental hazards. This program investigates tests, analyzes and removes environmental hazards on foreclosed and surplus buildings and land in order to protect the public's health and safety and facilitate the redevelopment of these parcels.
9	Goal Name	Increase the Self-Sufficiency of Low-Income People
	Goal Description	This program provides assistance to low and moderate income persons in the following areas: 1)Adult Literacy, 2) After school and other youth services, 3)Counseling and other supportive services for adults. Programs and services are offered locally in neighborhood facilities. All programs have a long range goal of helping low-income individuals begin to move out of poverty. About 7700 clients are served annually within 68 funded programs.
10	Goal Name	Improve the Quality of Neighborhood Facilities
	Goal Description	The City of Boston supports organizations that are invested in our neighborhoods through the Partners with Non-Profits (PNP) program. PNP provides critical financial assistance to non-profit facilities to make capital repairs to increase accessibility for persons with disabilities, to replace or repair deteriorated roofs, kitchens or other systems.
11	Goal Name	Revitalize Business Districts
	Goal Description	Vital neighborhood commercial districts are important to supporting a suitable living environment, providing jobs to area residents, contribute to public safety and the property values of the surrounding residential areas. This program provides assistance to 19 non-profit Main Streets organizations in designated Main Streets districts. CDBG funds are used for projects in low/mod areas, local funds are used for projects in non-low/mod areas.

12	Goal Name	Increase Employment Opportunities
	Goal Description	The Boston Invests in Growth program provides loans and grants to for-profit businesses for larger scale economic development projects that either create or retain jobs for low-income persons or provide necessary business services to low and moderate income areas. Funding can be for acquisition, construction, rehabilitation or working capital loans for commercial and industrial projects. Projects either create or retain jobs for low-income persons or provide services such as restaurants, grocery stores, etc. in low and moderate income areas. In a given year, about 10 businesses are assisted creating more than 400 jobs. The Business Technical Assistance program provides managerial and financial products and services to small businesses that demonstrate a financial need and will either create additional jobs and/or provide expanded services to a low and moderate income area. In a given year, more than 500 businesses are assisted.
13	Goal Name	Increase rate of successful low-income homebuyers
	Goal Description	This program provides education courses for homebuyers and counseling assistance to avoid foreclosure. We estimate serving 3725 people in courses and providing foreclosure counseling to 700 homeowners a year.
14	Goal Name	Increase the supply of lead safe housing
	Goal Description	This program provides grants and loans to abate lead paint hazards in homeownership and rental housing occupied by low-income families with a child under age 6.
15	Goal Name	Support Community Housing Development Org (CHDO)
	Goal Description	HOME funds support the operating expenses of certified Community Housing Development Organizations (CHDOs) engaged in the development of HOME-assisted or HOME-eligible housing. The program is administered by the Neighborhood Development Support Collaborative (NDSC) which is comprised of representatives of local foundations engaged in funding neighborhood development activities.
16	Goal Name	Housing counseling to vulnerable populations
	Goal Description	This program provides housing counseling, search and referral services to assist low and moderate-income persons, especially vulnerable populations such as the elderly, persons with AIDS and those threatened with displacement due to lender foreclosure, to retain their housing or secure affordable housing.
17	Goal Name	Prevent loss of subsidized housing stock
	Goal Description	This program, Tenants-At-Risk, supports low and moderate-income residents of HUD-financed multifamily rental properties to preserve their buildings, maintain affordable rents and build resident communities. The program works through the Community Economic Development Assistance Corporation (CEDAC) to provide organizational and project development consulting services to resident organizations.

18	Goal Name	Improve Neighborhood Storefronts
	Goal Description	This project provides funding for moderate to substantial exterior and/or facade improvements for businesses located in neighborhood commercial areas.
19	Goal Name	Provide Business Technical Assistance
	Goal Description	This project provides managerial and financial products and services to small businesses.
20	Goal Name	Reduce City's Inventory of Vacant Buildings & Land
	Goal Description	This program makes available city-owned vacant land and buildings for redevelopment.
21	Goal Name	Maintain City-Owned Buildings & Lots
	Goal Description	This project makes needed emergency repairs, such as boarding, to prevent illegal entry on city-owned properties acquired through tax title foreclosure. And, readies city-owned properties for disposition.
22	Goal Name	Demolish Blighted Buildings
	Goal Description	This project demolishes blighted properties beyond repair and posing a threat to public safety.
23	Goal Name	Expand Fair Housing Choice and Access
	Goal Description	Through the Boston Fair Housing Commission, this project administers the City's Fair Housing program consisting of four primary components: 1.complaint investigation, 2. housing search, 3. oversee affirmative marketing plans and 4. education and outreach.
24	Goal Name	Provide Research & Reports
	Goal Description	This program provides timely and strategic research, analysis, maps and reports to support the department's programs and special initiatives.
25	Goal Name	Administration
	Goal Description	This program provides oversight and management of the department and coordination of financial and administrative responsibilities.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Boston Housing Authority is in the process of completing the remaining modifications needed in public housing (federal and state) based on the Section 504 Needs Assessment for Public Housing (and in compliance with the Voluntary Compliance Agreement between HUD and the BHA dated April 4, 2002. The Needs Assessment conducted by the BHA at that time showed an overall need of 3.8% of units be accessible in the City of Boston and 4.8% in the Greater Boston area. The BHA's plan set a goal of making a total of 690 units fully accessible.

Activities to Increase Resident Involvements

BHA Resident Participation: Residents form the cornerstone of the Boston Housing Authority. And as such, the BHA values resident participation in many facets of the organization's operations. In many instances this input may be through informal exchanges and routine contact between staff and residents. Yet in some cases, as described below, the BHA has formalized resident participation.

Local tenant organizations (LTOs) have been formed at virtually every public housing development. Comprised of committed individuals elected by their peers, the LTOs work hard to serve their public housing communities in many ways. Acting as liaisons between their fellow tenants and the BHA management, LTOs play a significant role in the operation of their developments. Through regular meetings with the management team, LTOs express tenant needs and concerns and work with managers to satisfactorily resolve issues as they arise. In addition, most LTOs are critical players in the development and delivery of social and recreational programs for residents. While the LTOs work closely with the Community Service Department, many LTOs also assist the Planning Department and the agency as a whole by providing feedback and input on BHA policies and procedures.

Resident Advisory Board: Established in response to the Quality Housing and Work Responsibility Act of 1998, the Resident Advisory Board (RAB) consists of public housing and Section 8 residents who assist the BHA and make recommendations regarding development of the Agency Plan. Representatives are elected to serve on the RAB by their peers with technical assistance from Greater Boston Legal Services, the Committee for Boston Public Housing and the Massachusetts Senior Action Council, Inc. Through a

series of regular meetings, the BHA reviews policy, practices and program goals with the RAB and documents members' comments and recommendations. The final version of the Five-Year and Annual Plans submitted to HUD are far more responsive to the needs of residents and acts as a better community guide due to the contributions of the RAB.

BHA Monitoring Committee: The nine-member, BHA Monitoring Committee is appointed by the Mayor of Boston to periodically review matters relating to the management and performance of the agency, and to report them to the Mayor. The committee reviews and approves the annual federal and state operating budget; the annual modernization applications; and all property dispositions which would reduce the total number of housing units owned by the housing authority that have not been approved prior to the enactment of an act (Case of Armando Perez v. BHA) by the Massachusetts Superior Court. Monitoring Committee members serve a two year term and must meet at least four times a year

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

High Land Costs and Lack of Available Land: Among the most significant barrier to the development of affordable housing in the City of Boston and throughout the Boston metro area is the high cost of land. For example, according to the Lincoln Land Institute's (<http://www.lincolninst.edu/subcenters/land-values/metro-area-land-prices.asp>) most recent data, land costs account for 59% of the cost of building housing in Metro Boston compared to just 37% in nearby Providence, Rhode Island and 27.9% in Hartford, Connecticut. One of the ways the City of Boston has addressed this problem is by providing city-owned (tax foreclosed) land and buildings at nominal costs for the development of affordable housing. This helps to address both the supply and cost of buildable land.

High Construction Costs: The high cost of labor and materials are another significant barrier to the production of affordable housing in Boston. This obstacle has proven more intractable in part due to state prevailing wage and Federal Davis-Bacon Act requirements that apply to most housing developments assisted with either CDBG or HOME funds. The City does require construction contracts to be competitively bid and expects costs to be within a reasonable range based on the costs for comparable projects. On larger development projects, construction bids are often currently coming in above estimated costs due to the approximately two years that elapses between the predevelopment period and the actual bidding of a project.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Chapter 40-B: One of the most significant tools for encouraging affordable housing development in Massachusetts is the state law known as Chapter 40-B. Chapter 40B is a state statute that enables local Zoning Boards of Appeals (ZBAs) to approve affordable housing developments under flexible rules if at least 20-25% of the units have long-term affordability restrictions. Also known as the Comprehensive Permit Law, Chapter 40B was enacted in 1969 to help address the shortage of affordable housing statewide by reducing unnecessary barriers created by local approval processes, local zoning, and other restrictions. The goal of Chapter 40B is to encourage the production of affordable housing in all cities and towns throughout the Commonwealth and many communities have used it to negotiate the approval of quality affordable housing developments. The program is controversial, however, because the developer (a public agency, nonprofit organization or limited-dividend company) has the right to appeal an adverse local decision to the State in communities with little affordable housing (less than 10% of its year-round housing or 1.5% of its land area). Boston is one of only 43 municipalities (out of the 351) in the Commonwealth that have met or exceeded this 10% threshold. Over 19% of Boston's housing stock meets the Chapter 40-B definition of affordable housing.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City plans to use some of its Emergency Solutions Grant funds to assist street outreach. In addition, the programs we fund generally require that the program conduct an assessment and prepare an Individual Assessment Plan for each client enrolled in their program. Boston is fortunate that our unsheltered homeless population is relatively small compared to most similarly-sized cities.

Addressing the emergency and transitional housing needs of homeless persons

Boston has largely met the need for emergency shelter and transitional housing and is now focused primarily (but not exclusively) on expanding permanent supportive housing options for the homeless. Our strategy focuses on prevention, rapid re-housing and permanent housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

One major focus of our efforts is to improve the placement of homeless veterans in permanent housing through the VASH rental voucher program. In the past, agencies work making few placements and placements were taking 6 months, 9 months or longer. By working closely with the Veterans Administration, we have been able to significantly shorten the amount of time it takes to qualify and place veterans in permanent housing through VASH. We have also had a strong record of success in placing and keeping homeless individuals in housing through the HPRP Rapid-rehousing program. We plan to continue this approach through our Emergency Solutions Grant program. We are concerned about the large number of homeless families placed in housing through the State's HOMEBase program who may face homelessness when the assistance runs out in a few months. The City is supporting the state's efforts to obtain supplemental funding for this program.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City is using some of its Emergency Solutions grant to fund homelessness prevention programs with a proven track record. We are also using CDBG funds to provide eviction prevention for persons with disabilities.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Boston's **Lead Safe Boston** program has provided financial and technical assistance to property owners to address lead-based paint hazards in more than 2,400 housing units since the program's inception in 1993. In partnership with city departments, public health, non-profit organizations and faith-based groups, the program has a three-pronged strategy for reducing the number of housing units containing lead-based paint and increasing the inventory of lead-safe housing, especially for low and moderate-income families.

1. Housing Production - All of the new units in the **Leading the Way** comprehensive housing strategies are made lead safe.

2. Enforcement - The City's Inspectional Services Department and the Boston Public Health Commission's Childhood Lead Poisoning Prevention Program conduct housing inspections to identify units with lead paint and work with owners to take necessary actions to abate or control lead hazards in the property. Uncooperative property owners are referred to the Housing Court for further enforcement actions.

3. Abatement - The **Lead Safe Boston** program utilizes HUD and state funds to assist the abatement of lead hazards in existing housing.

How are the actions listed above related to the extent of lead poisoning and hazards?

Lead Safe Boston resources are available citywide, but assistance is prioritized as follows:

- First priority is given to addressing lead hazards in properties citywide where a child under age 6 has been found to have an actionable blood lead level under Massachusetts law (EBLL ≥ 10 ug/dL) and the property owner has been ordered by the court to abate the lead hazards.
- Second priority is given to abating lead hazards in properties with a child under age 6 that is located in those neighborhoods where the numbers and incidence rate of elevated blood lead levels is higher than the citywide average (see above table).

- In addition, DND works closely with the Boston Housing Authority's Leased Housing Division to abate units being leased by Section 8 certificate holders.

How are the actions listed above integrated into housing policies and procedures?

The abatement of lead in existing housing units is an important part of the City's strategy for addressing an impediment to fair housing faced by low-income families with children.

Other DND housing rehab programs (such as HomeWorks and Senior Home Repair) employ lead safe work practices coordinating the scope of work with Lead Safe Boston when there are young children in the household and paint will be disturbed.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City provides extensive funding for anti-poverty activities such as literacy and job training and child care initiatives through its Office of Jobs and Community Services (JCS), a division of the Boston Redevelopment Authority/Economic Development Industrial Corporation. Funds are awarded by Request for Proposals (RFP) every two years.

This includes support for programs administered by Action for Boston Community Development (ABCD) and its affiliates, the City of Boston's anti-poverty agency. ABCD offers a variety of services to help families achieve stability and work towards self-sufficiency. ABCD receives about \$95 million annually in federal, state and local funding to carry out its anti-poverty programs, including about \$5 million from the City of Boston. ABCD is the largest, non-profit human service agency in New England, assisting over 100,000 low-income individuals and families annually. Additional information on ABCD and its anti-poverty programs is available on their web site at: <http://www.bostonabcd.org/> In addition, every winter the City runs a volunteer-staffed program to assist low-income families to take advantage of the Earned Income Tax Credit (EITC).

How is the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

In 2011 HUD awarded the City of Boston \$20.5 million under the new Choice Neighborhoods Implementation Grant Program. As part of that application, the City designated the Quincy Corridor neighborhood as a Neighborhood Revitalization Strategy Area (NRSA) under the Community Development Block Grant (CDBG) program. The NRSA designation provides some additional flexibility in the use of CDBG funds in designated areas.

The primary goal of the Choice Neighborhoods Transformation Plan is to reduce the concentration of poverty in this neighborhood by expanding economic opportunity for neighborhood residents and revitalizing the neighborhood without displacing current residents. To address these challenges, City departments and neighborhood-based partners are coordinating efforts to implement an array of strategies to provide meaningful and comprehensive services that tackle diverse challenges of affordable housing, quality schools, social service needs and neighborhood violence. Central to this effort is community involvement and neighborhood partnerships as a means to share ideas, information and assess needs.

To learn more about the Quincy Corridor Choice Neighborhoods program, please visit: http://www.cityofboston.gov/dnd/pdr/Hearings_and_Public_Comment.asp

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Department of Neighborhood Development has a long and successful track record in administering HUD-funded housing and community development programs. The Compliance Unit in DND's Administration and Finance Division has the primary responsibility for ensuring that projects and programs are in compliance with program eligibility and has established review procedures to ensure that all statutory and regulatory requirements are met, and that the information submitted is complete and accurate. In addition, sub-recipients are monitored through a combination of periodic reporting and site visits.

The Compliance Unit in DND's Administration and Finance Division also has the primary responsibility for monitoring adherence to all federal requirements relating to meeting the national objective standards for creating and/or retaining permanent jobs in the CDBG, Section 108 and Economic Development Initiative (EDI) programs. DND has adopted and is following a Jobs Monitoring Plan.

Over the past few years, DND has taken steps to improve its procedures and staff capacity for ensuring compliance with Uniform Relocation Act (URA) requirements.

DND has also developed procedures to ensure that the annual re-certification of rents, incomes and housing quality standard required under the HOME program are conducted in a timely manner and to carry out the ongoing monitoring of affordability and occupancy restrictions in our rental and homeownership projects. DND and the Boston Redevelopment Authority have adopted and are following a jointly developed Housing Affordability Monitoring Plan. An 8-person Housing Affordability Advisory Committee meets every two weeks to ensure the ongoing implementation of the plan and address any issues or problems that may arise.

Until recently, the City of Boston had a separate Minority Owned and Women-Owned Enterprise (MBE/WBE) office which reviewed all projects to ensure compliance with the City's jobs ordinances and with the requirements of Section 3, Davis-Bacon and other employment related requirements. With

recent court action forcing a retreat from the City's legal ability to enforce its goals for Boston resident jobs and M/WBE goals, this office has been reorganized as the Small and Local Business Enterprise Office (S/LBE) <http://www.cityofboston.gov/slbe>. The S/LBE works to create economic opportunities for certified small business enterprises, minority-owned and woman-owned businesses in Boston. In addition, there is a Boston Residents Jobs Policy Office working closely with Boston Building Trades, local unions and community organizations to identify employment opportunities for Boston residents, workers of color and women in construction.

The City's Fair Housing Commission reviews affirmative marketing plans to ensure compliance with Fair Housing requirements and with the terms of the Consent Decree, see Section 4 for further details.

END – Part II

Public Comments

The City would like to thank the following individuals and organizations for their oral testimony and/or written comments on the Program Year 2013 Action Plan and 5-Year Consolidated Plan.

1. Dan Lerner, St. Mark's Main Streets	2. Christopher, Resident	3. Ed Ahern, Victory Programs
4. Betsy Cowan, Egleston Square Main Streets	5. Myra Ackerman, Family Aid Boston	6. Clara Garcia, United South End Settlements (USES)
7. Philippe Saad, St. Mark's Main Streets	8. Vivien Wu, Asian CDC	9. Ashley Mann, HomeStart
10. Noah Maslan, Urban Edge	11. Alana Olsen, Allston Village Main Streets	12. Lis Hulin Wheeler, Brighton Main Streets
13. Virginia Pratt, Ecumenical Social Action Committee (ESAC)	14. Nancy Sullivan, Project Hope	15. Robert Credle, Urban Edge
16. Elizabeth Araujo, Resident	17. Noah Maslan, Urban Edge	18. Ellen Nyepor, Resident
19. Toni Jones, Casa Myrna Vazquez	20. Bette Bohlke O'Gara, Key Steps	21. Jeanne DuBois, Dorchester Bay EDC
22. Anthony D'Andrea, Neighborhood of Affordable Housing (NOAH)	23. Noah Sawyer, Community Builders	24. Maria Barros, Resident
25. Bob Finch, Resident	26. Sharon, Resident	27. Nicole Fitzgerald, Father Bill's & MainSpring
28. Edith Murnane, Resident	29. Samantha Saad, Hawthorne Youth & Community Center	30. Evelyn Darling, Fields Corner Main Streets
31. Gloria Coney, Resident	32. Katie Provencher, Urban Edge	33. Shirley Caudette, Resident
34. Mery Catillo, Resident	35. Percy Stallworth, ESAC	36. Vanessa Pierre, Resident
37. Kelly Maloy, MassHousing Partnership	38. Brian Corbett, Fields Corner Main Streets	39. Kevin Hepner, United South End Settlements
40. Jennifer Efron, Washington Gateway Main Streets	41. Magalie Jean-Michel, Boston NAACP	42. Joanne Brown, Resident
43. Carlene Lopes, Resident	44. Carolina DeJesus, Boston HERC	45. Sonia Satchell, Resident
46. Andora Monteiro, Nuestra CDC	47. Phil Giffey, NOAH	48. Mark Hinderlie, Hearth
49. Brandon Williams, Sovereign Bank	50. Joyce Stanley, Dudley Square Main Streets	51. Lee Adelson, Fields Corner Main Streets
52. Max McCarthy, Upham's Corner Main Street	53. Noel Laing, Resident	54. Bill Minkle, ESAC
55. Lin Maloney, Resident	56. Michelle Meiser, Allston/Brighton CDC	57. Beverly Hilaire, Business Owner Fields Corner Main Streets
58. Tam Le, Business Owner Fields	59. Ed Geary, Jr., Board Member	60. John Gallagher, Business

Corner Main Streets	Fields Corner Main Streets	Owner Fields Corner Main Streets
61. Kris Anderson, Fenway CDC	62. Lyndia Downie, Pine Street Inn	63. Tracy Campbell, Business Owner Fields Corner Main Streets
64. George Wolfrum, Business Owner Fields Corner Main Streets	65. Jenna Tonet, Upham's Corner Health Center	66. Damion Outar, Board Member Fields Corner Main Streets
67. Gerald Robbins, Hyde Jackson Square Main Streets	68. Kathy Brown, Boston Tenant Coalition	

A summary of the public comments received is provided below. Comments are grouped by issue and similar comments may have been combined or paraphrased.

Comment	Response
Issue: Funding Foreclosure Prevention and Counseling Contracts to Nonprofit Partners	
5 clients gave testimony regarding the value of foreclosure prevention services and staff at 4 agencies providing foreclosure related counseling and one nonprofit agency urged continued funding.	The City plans to continue funding foreclosure prevention in the upcoming program year.
Issue: CDBG Funded Human Services	
A number of organizations expressed the value of CDBG funding to their public service programs and urged the City to continue funding programs serving the neediest residents.	The City allocates the maximum percentage allowed (of our annual allocation) under CDBG regulations to support programs and services assisting low and moderate income residents to achieve economic self-sufficiency and reduce poverty. PY13 is a renewal year for JCS contracted providers.
Issue: Homebuyer Programs	
Two community lenders, five nonprofits, and three clients urged the City to continue providing funding for first time homebuyer counseling and down payment assistance.	The City will be continuing its existing first-time homebuyer down payment and closing-cost assistance and homebuyer counseling programs. HOME funds replaced the ADDI funding that was terminated by Congress. The City has also made a significant amount of additional resources available through the Neighborhood Stabilization Program and local funds are provided as well. Promoting affordable homeownership is a key goal of Boston's housing strategy.
Issue: Homeowner Rehabilitation Programs Including Lead Paint Abatement	
Eight clients testified about the importance of the technical and financial assistance provided by the City in helping them make needed home repairs.	Thank you, no response is necessary.
Three nonprofit home repair providers and one contractor urged the City to continue support of the senior homeowner repair, HomeWorks Help and Lead Safe Boston programs.	The City plans to continue the programs.

Issue: Economic Development:	
Nine Main Streets Districts, 5 business owners and several Main Street board members urged the continued funding of the Main Streets program and ReStore as important sources for job growth and for positive impact to neighborhood business districts.	The City plans to continue the programs.
One Fields Corner business owner expressed disappointment in his Main Street organization, stating that they were not effective.	The Field's Corner Main Street Director will engage the business owner to review the City's supported economic development programs.
Issue: Affordable Housing – Creation and Retention	
<p>Three agencies that partner with the City to create affordable housing spoke of the increased demand for affordable units and urged the City to continue its strong financial commitment. Additionally, one of these agencies noted that local jobs targeted for residents are created with housing construction activities.</p> <p>One agency serving the homeless urged the City to minimize federal funding cuts to the HOME program for households under 30% of AMI.</p>	The City's housing programs advance the goals of Boston's multi-year housing strategies (<i>Housing Boston 2020</i> and <i>Leading the Way</i>) to <u>create</u> new affordable rental units and <u>preserve</u> the existing housing stock. The City meets and often exceeds federal requirements with respect to housing affordability and strives for a balance of affordable and mixed income housing. In fact, Boston has 20% of all the affordable housing stock in Massachusetts, 30% off all new production since 2000 and far exceeds the 10% target for the state.
Another nonprofit agency urged the City to direct public resources to a pool of funds to purchase expiring use properties, to double the fee developers pays to the Inclusionary Development Fund, and to direct the control of inclusionary development funds to an entity with greater public disclosure of operations.	We will take these recommendations under advisement.
Issue: Use of City funds to benefit households that are not severely housing cost burdened.	
A nonprofit organization urged the City to redirect funding for existing homeowner rehabilitation programs, the Middle Income Initiative (development of housing on city-owned discounted land) and any other programs serving households above 80% of AMI, to rental programs exclusively serving households experiencing a severe housing cost burden, especially households of color, to foreclosure assistance programs, to preservation of expiring use properties and to distressed low-income homeowners.	The City's housing programs advance the goals of Leading the Way III, our multi-year housing strategy, to create new affordable rental units and preserve the existing housing stock. Historically, about 60% of HomeWorks rehab clientele are CDBG eligible (below 80% AMI), all homeowners must satisfy an asset limit and many repairs are to rental units in multi-families. We feel that our total allocation of PY13 resources (8.9%) to preservation of housing (senior homes, emergency repairs, HomeWorks and Triple Decker) is appropriate given these resources primarily serve households at or below 80% AMI. Also, the City meets and often exceeds federal requirements with respect to housing affordability as detailed within the Leading the Way strategy and strives for a balance of affordable and mixed income housing.
Issue: Disposition of City Owned Parcels	

<p>A resident voiced concern that the City looked more favorably on community gardens and larger developments on City owned parcels over his business plan to open a youth hostel. He has been unsuccessful bidding to purchase real estate through DND's Real Estate Management & Sales Division (REMS).</p>	<p>REMS manages the process through which land and buildings are disposed, which often entails community meetings, crafting and issuing Requests for Proposals (RFP), and overseeing the review selection process of bidders. Below are short descriptions of the disposition programs REMS manages.</p> <p>Clearinghouse - a program that provides information on the City's inventory of tax-foreclosed and surplus property to interested parties, including foreclosure status, and purchase information. Residents may sign up to receive a notice when a particular property is advertised for disposition.</p> <p>Real Estate Disposition Initiative - Building & Land Sales - a program designed to facilitate the sale of surplus, tax-foreclosed, City-owned parcels to private buyers. Buildings and land are made available at or below market value through a city-issued RFP.</p> <p>Yard Sale - a land disposition program through which small parcels of land are sold to residential abutters for use as open space.</p>
<p>Issue: Development and Issuance of the Entire Consolidated Plan</p>	
<p>A nonprofit organization expressed concern that the "piecemeal" manner in which the City issued the Consolidated Plan, Strategic Plan and Annual Action Plan for public comment did not comply with HUD regulations. And, because all three components were not issued at the same time, the connection between needs, market analysis and allocation of funds is not only not clear but out of sequence.</p>	<p>HUD recently launched a new template for preparing Action Plans and Consolidated Plans, the e-Con Planning Suite. As with any major new online system, there are bugs to be sorted out. In order to produce a document to be shared with the public for review and comment, the on-line document must first be downloaded into Word. We found that the resulting Word document was not particularly user friendly or readable. It was not well formatted, data and narratives from the on-line version did not always carry over into the Word version as expected, and some tables ended up auto-populated with incorrect or just random data or narratives.</p> <p>As a result, and in order to keep to the timeline for issuing the draft documents for public comment, we created hybrid versions for the draft Plans using the e-ConPlan template where possible, but grafting on some parts of previous HUD templates to produce a more user friendly document.</p> <p>All components of the Plan were posted for public review and comment for 30-days. And, once all three draft components of the Consolidated Plan were issued, an additional citywide hearing was held to take testimony and comments. The City feels we complied with HUD's Citizen Participation requirements.</p>
<p>Issue: Homelessness Priorities</p>	
<p>Seven agencies serving the homeless expressed concern regarding the federal funding cut (23%) in PY13 to the Emergency Solutions Grant (ESG) program.</p>	<p>Consistent with the City's plan to reduce the number of homeless families and individuals, ESG funds will focus on these priorities:</p> <ul style="list-style-type: none"> • Street Outreach and the reduction of the number of the most vulnerable individuals on the street. Provide the services these individuals need to move them off the street to transitional or

	<p>permanent housing</p> <ul style="list-style-type: none"> • Programs that move individuals out of shelter into permanent housing so they do not become the long term homeless. Provide individuals with the support services needed to reduce their length of stay in shelter. • Provide a safety net for families who are homeless but are not eligible for state-funded emergency shelter. Provide families with housing search and stabilization services. • Prevent families from becoming homeless by working with those facing eviction in housing court, partnering with owners of subsidized developments to avoid eviction and partnering with community based organizations (schools, health centers) to identify families at risk of losing their housing.
Issue: Housing Opportunities for Persons with AIDS (HOPWA)	
<p>A HOPWA provider requested continue funding for stabilization services for person living with HIV/AIDS in Plymouth County due to recent closure of the major AIDS Service Organization.</p>	<p>The City works collaboratively with all of its non-profit partners, including AIDS Service Organizations to ensure effective communication across the networks that provide homeless assistance and supportive services to vulnerable populations.</p> <p>The funding allocations are prioritized to ensure that the resources are targeted to communities with the greatest need based on the number and incidence rate of cases of persons living with HIV/AIDS, the availability of affordable housing and supportive services, and the number and percentage of eligible low and moderate income persons with HIV/AIDS.</p>

END: Part III